

December 2022 Vo-Toys Site – Harrison, New Jersey CERCLA Docket No. 02-2019-2028



Supplemental Investigation Work Plan (Partial)

Prepared for General Electric Company

December 2022 Vo-Toys Site – Harrison, New Jersey CERCLA Docket No. 02-2019-2028

Supplemental Investigation Work Plan (Partial)

Prepared for

General Electric Company 1 River Road, Building 5-7W Schenectady, NY 12345

Prepared by

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APPENDICES

Appendix A Conceptual Site Model – Building A

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Appendix C Geophysical Survey

ABBREVIATIONS

abbreviation definition

ACM asbestos containing material

Anchor QEA Anchor QEA, LLC

ASAOC Administrative Settlement Agreement and Order on Consent for Removal Action

executed between GE and the US Environmental Protection Agency on July 17, 2019

bgs below ground surface

BRG BRG Harrison Lofts Urban Renewal, LLC

GE General Electric Company
GPR ground penetrating radar
MVA mercury vapor analyzer

NJDEP New Jersey Department of Environmental Protection

POP Project Operations Plan

Site Vo-Toys site located at 400 South Fifth Street and 530 Bergen Street, in Harrison,

Hudson County, New Jersey

SSDS subslab depressurization system

µg/m³ microgram per cubic meter

USEPA U.S. Environmental Protection Agency

VOC Volatile Organic Constituents

Work Plan Supplemental Investigation Work Plan (Partial)
WSP WSP USA Environment & Infrastructure Inc.

1 Introduction

This Supplemental Investigation Work Plan (Partial) (Work Plan) presents the proposed investigation activities to be completed at the Vo-Toys Site in 2022 and, as needed in 2023¹. The Vo-Toys Site is located at 400 South Fifth Street in Harrison, Hudson County, New Jersey (the Site; see Figure 1-1). This Work Plan was prepared on behalf of the General Electric Company (GE) by Anchor QEA, LLC (Anchor QEA), and as detailed in GE's "Status of Vo-Toys Removal Action and Proposal for Supplemental Work" letter dated July 5, 2022. The work described herein will be performed in accordance with the Administrative Settlement Agreement and Order on Consent for Removal Action executed between GE and the US Environmental Protection Agency on July 17, 2019 (ASAOC)². and subsequent Amendment, executed on December 21, 2020.³

Figure 1-1 Site Plan



Source: Google Earth

Note: Building locations shown for reference only and are no longer present on-Site.

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¹ Additional investigation activities are proposed to be completed in 2023 beyond the activities described herein. A separate investigation work plan will be presented to detail those proposed investigation activities.

² CERCLA Docket No. 02-2019-2028

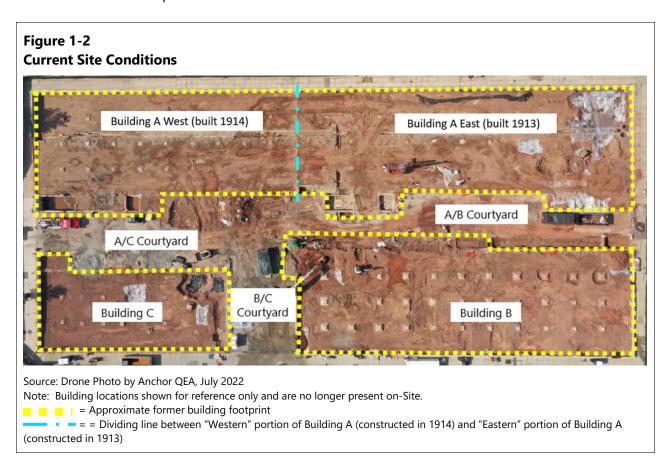
³ CERCLA Docket No. 02-2019-2028

1.1 Supplemental Investigation Objectives

The removal action for former Buildings B and C has been completed in accordance with ASAOC and as such, the remainder of this document focuses primarily on Building A and the courtyard subsurface structures and piping. Where relevant and appropriate, reference is made to certain aspects of the Buildings B and C removal action, but no additional work is proposed in these areas with regard to the removal action under the ASAOC.

The objective of this work plan is to describe investigation activities to be performed to:

- Determine if there may be mercury-contaminated footers west of column line 12 in Building A and to test the Conceptual Site Model developed for Building A footers.
- Evaluate the potential presence of mercury in subsurface structures, including process piping and associated soils that remain on-site in the "courtyard areas" as shown below on Figure 1-2.
- Assess areas of the courtyards that have not otherwise been investigated or excavated to identify, as detailed herein, remaining mercury-containing pipes to the extent practical and remove them as part of the removal action.



Additional investigation is anticipated for Building A, including evaluation of remaining eastern internal footers not assessed via sonic drilling in July; further investigation of subsurface soils; and surficial soil screening. In addition, plans to assess perimeter footers remain under discussion with USEPA and will be included as needed in a *Supplemental Investigation Work Plan (2023 Addendum)* (to be submitted at a later date).

1.2 Site Information

1.2.1 Site Setting

The Site is located at 400 South 5th Street, Harrison, New Jersey (see Figure 1-1) and is approximately 2.1 acres in size and consists of two parcels:

Main Parcel: Block 156, Lot 1Parking Lot: Block 131, Lot 17

Prior to completion of the building demolition activities, the main parcel was occupied by three buildings (Buildings A, B, and C). Between November 2019 and April 2022, the above grade structures at the Site were demolished in accordance the USEPA-approved Building C RAD (Anchor QEA 2020a), Buildings A and B RAD (Anchor QEA 2020b), the Building C POP (Anchor QEA, 2020c), and the Building C POP Amendment (Anchor QEA 2021). Currently, the main parcel of the site is open at the ground surface and surrounded by protective fencing (Figure 1-2).

The Site is currently secured by locks on perimeter fences and gates across driveways.

Generally, the surrounding land use consists of:

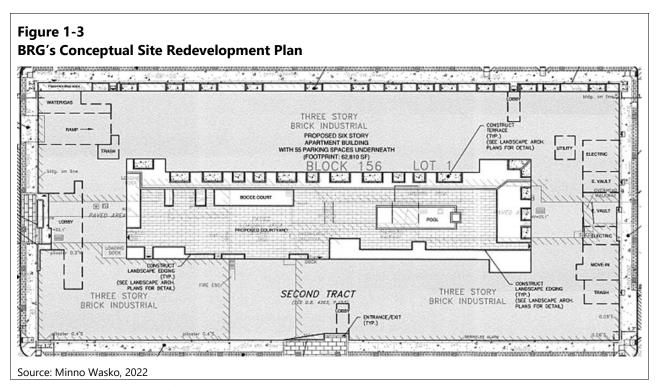
- Residential properties to the north
- Commercial and residential properties to the south
- Residential properties to the east
- Commercial and retail properties to the west

1.3 Site History and Conceptual Site Model

Attached Appendix A presents a detailed history of the site development, land use and manufacturing history. In addition, a compilation of all relevant data associated with the Building A first floor, foundations and subsurface conditions is presented in Appendix A. This information was compiled to serve as a "Conceptual Site Model" specifically for Building A to support the investigation plan that is proposed herein.

1.4 Contemplated Future Site Use

The site is currently owned by BRG Harrison Lofts Urban Renewal LLC (BRG). In March 2020, BRG entered into an Amended and Restated Redevelopment Agreement for the Site with the Harrison Redevelopment Agency. Based on conceptual design documents submitted to the Town of Harrison Planning Board, BRG intends to redevelop the site for residential uses, including below ground parking for future residents. A copy of the redevelopment plans is included in Appendix B. Figure 1-3 (below) provides an overview of the planned redevelopment.



Prior to BRG's initiation of their redevelopment construction activities, the supplemental activities will need to be completed and approved by USEPA. In addition, as part of a New Jersey Department of Environmental Protection (NJDEP)-led program, additional remediation will be performed by WSP USA Environment & Infrastructure Inc. (WSP)⁴ on behalf of GE. The NJDEP-related remediation work will be performed concurrent with the supplemental activities and under the oversight of a Licensed Site Remediation Professional (LSRP). The NJDEP-related remediation work consists of the following activities:

• Delineation, and as required, excavation and off-site disposal of soils (and any concrete structures transitioned to the NJDEP program by USEPA) containing chemical constituents at concentrations above the site-specific soil cleanup objectives. The delineation activities

⁴ Note that the environmental business unit of Wood Group PLC was purchased by WSP USA on September 21, 2022. The NJDEP consultant team and LSRP for the site have not changed. This and future submittals will refer to WSP instead of Wood due to the change in business ownership.

include installation of 251 soil borings to a depth of 10-15 feet across the site (15 feet for Building A and 10 feet for Buildings B and C).

- Installation of a passive subslab depressurization system (SSDS) under the site buildings. The SSDS will be installed with the necessary equipment to become an active system, if needed.
- Installation of a vapor barrier across the entire site.

Although the vapor barrier is intended to serve as a barrier to organic vapors, the proposed barrier material will also serve as a barrier to mercury vapor.

1.5 Work Plan Organization

This Work Plan contains detailed information regarding the proposed investigation and remediation procedures and is organized into the following six sections:

- Section 1 provides the introduction and site information.
- Section 2 describes the proposed supplemental investigation activities.
- Section 3 provides the anticipated schedule for implementing this Work Plan.
- Section 4 presents references.

2 Proposed Supplemental Investigation Activities

As discussed in Section 1, based on the results of the investigation activities conducted to date, additional data is required to complete the supplemental investigation activities. The activities described in this plan were originally planned for 2022. Schedule changes have pushed certain tasks into 2023; however, this *Supplemental Investigation Work Plan (Partial)* covers the tasks originally scoped for 2022 as listed below. Remaining investigations as listed in Section 1.1 will be described in a subsequent full version of this work plan.

- Subsurface vaults and associated process piping within the former courtyard areas
- Areas in the former courtyards on-site that remain uninvestigated or remediated
- Interior column footers and associated subsurface soils west of column line 12 in Building A.

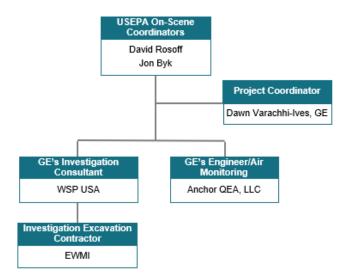
To collect the data necessary to delineate the extent of mercury impacts in the subsurface in these areas, a combination of non-intrusive and intrusive sampling methods will be performed by Anchor QEA and WSP, on behalf of GE, under the following investigation tasks:

- Task 1: Geophysical Survey in the courtyard areas
- Task 2: Courtyard Subsurface Structure and Process Pipe Investigation
- Task 3: Building A West Side Column Footer Assessment
- Task 4: Reporting

As noted in Section 1.1, evaluation of Building A perimeter footers remains under discussion with USEPA and will be addressed as needed and detailed in the *Supplemental Investigation Work Plan* (2023 Addendum) (to be submitted at a later date).

Representatives from Anchor QEA and WSP will both be in the field during investigation activities. The USEPA can communicate with either Anchor QEA or WSP in the field and we will coordinate internally to share information within the GE team. The graphic below presents the field organization/communication.

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2.1 Task 1: Geophysical Survey

A geophysical survey was performed the week of September 19, 2022, to assess subsurface conditions at the Site. Ground penetrating radar (GPR) was used to image the subsurface conditions using radar pulses. The objective of the GPR survey was to image the subsurface process piping which may remain at the site, in the courtyard areas, as well as other subsurface structures or utilities that may be present in areas of proposed soil investigation.

The results of the geophysical survey were used in combination with the data collected during the prior work (as detailed in Appendix A) to create a map showing potential locations of manufacturing-related subsurface process piping in the courtyards, as shown on Figure 2-1. A copy of the geophysical survey data is included in Appendix C.

2.2 Task 2: Courtyard Subsurface Structure and Process Pipe Investigation

Using the preliminary GPR survey results and the information gathered during the prior removal action work completed, an investigation plan has been developed to assess the areas of the courtyard that may have residual subsurface structures or piping. The goal of the courtyard investigation will be to identify and evaluate remaining piping, to the extent practical, remaining piping for the presence of mercury and removal (if required). Attached Figure 2-1 presents the overall investigation plan for each of the investigation areas. Attached Figure 2-2 includes representative photographs for each of the known subsurface structure or piping investigation areas.

As noted in the July 5, 2022 letter, the main east-west sanitary sewer transecting the site will be managed under the NJDEP LSRP program as detailed in their *AOC-1 Project Operations Plan* (WSP 2022).

2.2.1 Conceptual Investigation Strategy

In general, the investigation of subsurface structures and associated piping will start at a known location (such as where process piping was documented as exiting a building) where an excavator will be used to expose the process pipe at the building perimeter. The test pit will be large enough for the field staff to observe and document the number of pipes at the location, diameter and materials of construction and general orientation (direction). Based on the pipe orientation and the results of the geophysical survey, a second test pit will be excavated approximately 10 linear feet from the initial location to confirm pipe orientation.

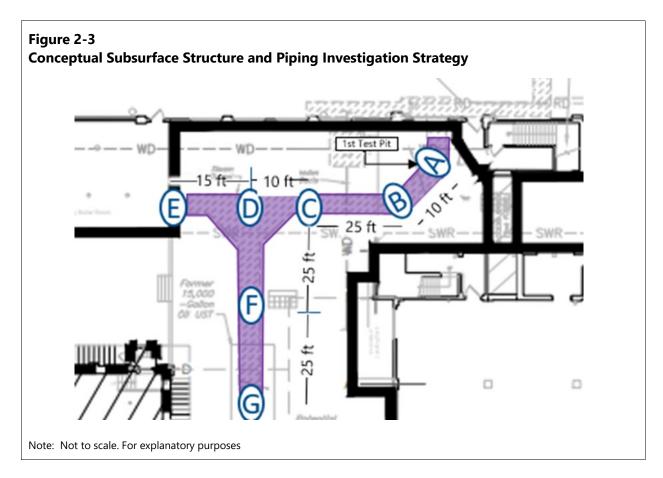
At the second test pit, the pipe will be opened (using manual methods⁵) and the interior scanned for mercury vapors using a mercury vapor analyzer (MVA) and visually assessed for elemental mercury. Note, if the pipe is constructed or wrapped with a suspected asbestos containing material (ACM) or suspect ACM are observed in the soil during investigation, the pipe cannot be opened until the ACM is sampled, by a New Jersey licensed sampler, and if positive the ACM abated.

If there is no ACM on the pipe exterior, following confirmation of the pipe orientation, subsequent test pits will be installed along the length of the subsurface pipe until either:

- 1. The property line is reached
- 2. The pipe terminates into a vault or into a former building
- 3. The pipe is terminated in the subsurface.

The test pits shall be installed at intervals up to 25 linear feet in length, with actual intervals to be determined by the field investigation team. Figure 2-3 below presents an example of this process.

⁵ Manual methods will be determined by the Contractor based on pipe conditions and material (e.g., saw, sledgehammer, drill). Prior to opening, polyethylene sheeting will be placed under the pipe to contain mercury if released during the opening process.



The test pitting sequence would be as follows:

- A. The initial test pit (or pothole) would be at location A to expose the known piping or vault location and determine orientation for next exploratory test pit.
- B. The second location would be located approximately 10 feet from the initial test pit "A" and be selected based on the pipe orientation in test pit "A".
- C. The third location would be installed approximately 25 feet from test pit "B" based on the pipe orientation.
 - i. If no pipe is encountered at this location, a test pit will be installed halfway between the second and third location to confirm the pipe location and direction.
 - ii. The pipe terminus will not be assumed based on absence of piping in a test pit. The pipe terminus will be visually confirmed.
- D. If the piping has a turn or a T, attempt to locate a test pit at the T location to determine pipe orientation and identify location(s) of next test pits.
- E. Pipe terminus, end test pitting in this direction.
- F. Install test pit to confirm piping still present in this direction,
- G. Pipe terminus, end test pitting in this direction.

The excavated soil will be placed back in each test pit unless visible mercury (or other contaminant such as ACM) is observed in the soil. Excavated soil containing visible mercury will be segregated and containerized in DOT-approved waste containers (selected based on the volume of waste). Excavated soil containing mercury vapor (no visible) will be placed back in the excavation and the location and mercury vapor readings of the soil will be documented.

For each test pit location, the field team will record the pipe's physical construction and dimensions, presence of suspected ACM and the results of the mercury assessment (including mercury vapor scanning results of the soils excavated during test pitting). This information will be used to determine which pipes and potentially associated soils will require removal, which will be described in a Supplemental Project Operations Plan for submission to and approval by USEPA.

2.2.2 Transect Investigations

To investigate courtyard areas that have not been previously assessed, a series of transects will be performed in courtyard areas not otherwise investigated or remediated as a result of the planned soil excavation and subsurface structure/pipe investigation activities. The proposed transect locations are shown on Figure 2-1, and representative photographs for most of the proposed transect locations are provided on attached Figure 2-4. These transects will be installed to assess the potential presence of previously unknown and unmapped piping that was not connected to the previously investigated pipes that exited the former Site buildings) and may be present in the courtyard. The transects will be installed to a depth of four feet below ground surface and be the width of the excavator bucket (12 – 18 inches). The final transect locations will be determined based on the extent or areas not investigated previously and with concurrence from USEPA.

2.2.3 A/C Courtyard

Proposed investigations in the A/C courtyard as shown on Figure 2-1 include:

- Access the two structures near the former Building C loading dock (valve box and potential steam tank vault) and assess and screen the tanks and pipes in the structures.
- An anticipated four north-south test trenches.
- An east-west test trench along the Building A exterior in grid 18 (other areas have interior structures or have been excavated).
- The investigation in the A/C courtyard may be modified by USEPA's On-Scene Coordinator
 after conferring with the Project Coordinator's on-site representatives or the Project
 Coordinator, based on observed site conditions in the field. As such, the final number and
 location of test trenches may be more or less than noted above.

The A/C courtyard investigations will be implemented following Building A western footer investigation, B/C courtyard investigations and removal of the Stablex roll-off and cubic yard boxes.

Information obtained from assessing the structures in the courtyard may be used to locate/modify the location and extent of test trenches.

2.2.4 B/C Courtyard

Proposed investigations in the B/C courtyard include:

- Investigate the extent of the previously observed mercury and asbestos-impacted steam pipes.
- Uncover and assess the steam piping in the utility tunnel that connects to Building A in grid 12.
- Test pitting in any uninvestigated areas after completing the work described in the above two bullets.
- The B/C courtyard investigation be modified by USEPA's On-Scene Coordinator after
 conferring with the Project Coordinator's on-site representatives or the Project Coordinator,
 based on observed site conditions in the field. As such, additional test pitting may be added
 to assess any otherwise uninvestigated areas in the B/C courtyard following the work
 described above.

The B/C Courtyard investigation is anticipated to be completed in 2022. Depending on the extent of asbestos containing pipe insulation and if practical, the piping may be removed during or following the investigation phase (if no ACM is encountered) in 2022 following the procedures presented in the *Project Operations Plan for Building C Removal Action Amendment* (Anchor QEA 2021).

2.2.5 A/B Courtyard

Proposed investigations in the A/B courtyard include:

- An anticipated two north-south test trenches and one east-west test trench between the VOC-impacted soil excavation and the sidewalk
- An anticipated two north-south test trenches and one east-west test trench between the VOC-impacted soil excavation and the central "bridge" area
- Test pits along the 4-inch sewer pipe east-west that had a "T" connection with the northwest corner of Building B.

The A/B courtyard investigation may be modified by USEPA's On-Scene Coordinator after conferring with the Project Coordinator's on-site representatives or the Project Coordinator, based on observed site conditions in the field. As such, additional test pitting may be added to assess any otherwise uninvestigated areas in the A/B courtyard following the work described above. The A/B courtyard investigations will be implemented following VOC-impacted soil excavation and Building A footer removal activities so that the concrete surface cover remains intact during soil excavation and footer

removal activities. The NJDEP soil removal in the VOC-impacted excavation and anticipated future soil scrapes/removal from the "bridge" area (to be included in the Supplemental POP) will provide observations of potential piping in the sidewalls of those areas.

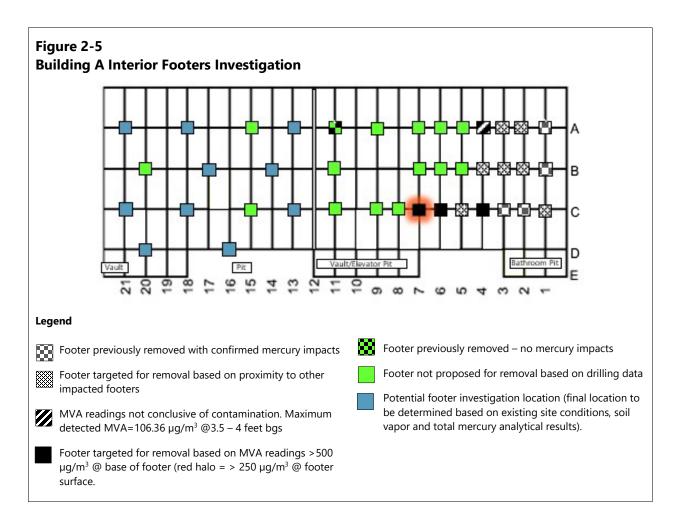
2.3 Task 3: Building A West Side Column Footer Assessment

As detailed in the CSM included in Appendix A, several of the column footers located east of column line 12 have been evaluated and identified for removal. Figure 2-5 below presents the column footers targeted for removal based on the CSM. Additional investigation of eastern footers will occur in the future under a separate work plan, as previously discussed.

A total of three footers located west of column line 12 have been investigated and determined to not be mercury contaminated or require removal. Based on the results of the WSP soil investigation and the CSM included in Appendix A, there is no indication of mercury contaminated process waste materials in the footer locations west of column line 12. To confirm this data-based conclusion, test pitting is proposed to be conducted around select footers on the west side of Building A (west of column line 12). At a minimum, the footer investigation will include at least one interior footer on each of the A – E column lines.

The locations of footers previously investigated, targeted for removal, or previously removed, along with proposed additional footer investigation locations are shown below on Figure 2-5.

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2.3.1 Conceptual Assessment Strategy Building A West Footers

The assessment of the Building A west side interior footers (located west of column line 12) will consist of the following general steps, to take place on a mild weather day with no rain and ambient temperatures 55 degrees Fahrenheit or higher (during the investigation activities):

- 1. Mobilize a small (nimble) excavator to remove soil around randomly selected footer areas
- 2. The excavator will expose four sides of the footer to a maximum depth of 1-foot below the base of the footer (at the edge of the footer, not directly underneath the footer) and allow for visual and mercury vapor screening of footer and immediately underlying soils.
 - a. The footer excavation sidewalls will be sloped to allow field team to access the footer for visual and vapor screening.
 - b. The uncovered sides of the footer will be covered with polyethylene sheeting for a period of at least 15 minutes, and then mercury vapor readings will be collected and recorded from underneath the polyethylene sheeting.
 - c. Anchor QEA may also collect physical samples of the footers for total mercury analysis to confirm the footer meets the NJDEP's definition of inertness using the sample collection

methods previously presented in the *Building Assessment Work Plan* (Anchor QEA 2018). The decision to collect physical samples will be based on physical conditions and mercury vapor readings from the footer,

- 3. WSP's subcontractor (Cascade Drilling or EWMI) will perform the footer excavation using one of their excavators and will follow the decontamination procedures utilized during the subsurface soil investigation.
- 4. A minimum of 10 footers will be assessed as part of this effort. Additional screening may or may not be needed pending final determination of oversight during future site redevelopment activities,

2.3.2 Anticipated Footer Investigation Activities in Calendar Year 2023

Additional investigation is anticipated for the footers located east of column line 12 in Building A, including

- Evaluation of remaining interior footers not assessed via sonic drilling in July
- Further investigation of subsurface soils through WSP's soil boring program (under the NJ LSRP Program)
- Surficial soil screening.
- Perimeter footer investigation and/or administrative solution to addressing potential perimeter footer impacts.

These activities will be further described in the *Supplemental Investigation Work Plan (2023 Addendum)* to be submitted to USEPA at a later date.

2.4 Task 4: Reporting

Following the completion of the supplemental investigation tasks, the results will be posted on maps and provided to USEPA (via electronic mail) for review along with recommendations for supplemental investigations or removal activities to be performed. Following USEPA's acceptance, the Supplemental Activities POP will be updated to reflect the removal activities to be completed.

The Final Report to be prepared as part of the Removal Action will include a copy of the supplemental investigation results.

3 Project Schedule

GE is prepared to initiate the fieldwork for data collection outlined in this Work Plan as soon as possible following receipt of USEPA approval. The schedule in Table 3-1 is the approximate schedule following submission of this Work Plan to USEPA with the actual project starting date dependent on the date of approval.

Table 3-1 Project Schedule⁶

Work Activity	Dates
Work Plan Approval	December 6, 2022
Building A West Footer Assessment	Weather Dependent
Building B/C Courtyard Subsurface Structure and Piping Investigation ⁷	December 2022 (to be implemented concurrent with soil pile loading the week of December 12)
Remaining Courtyard Subsurface Structure and Piping Investigation	2023 (following completion of Building A interior investigation and removal actions)

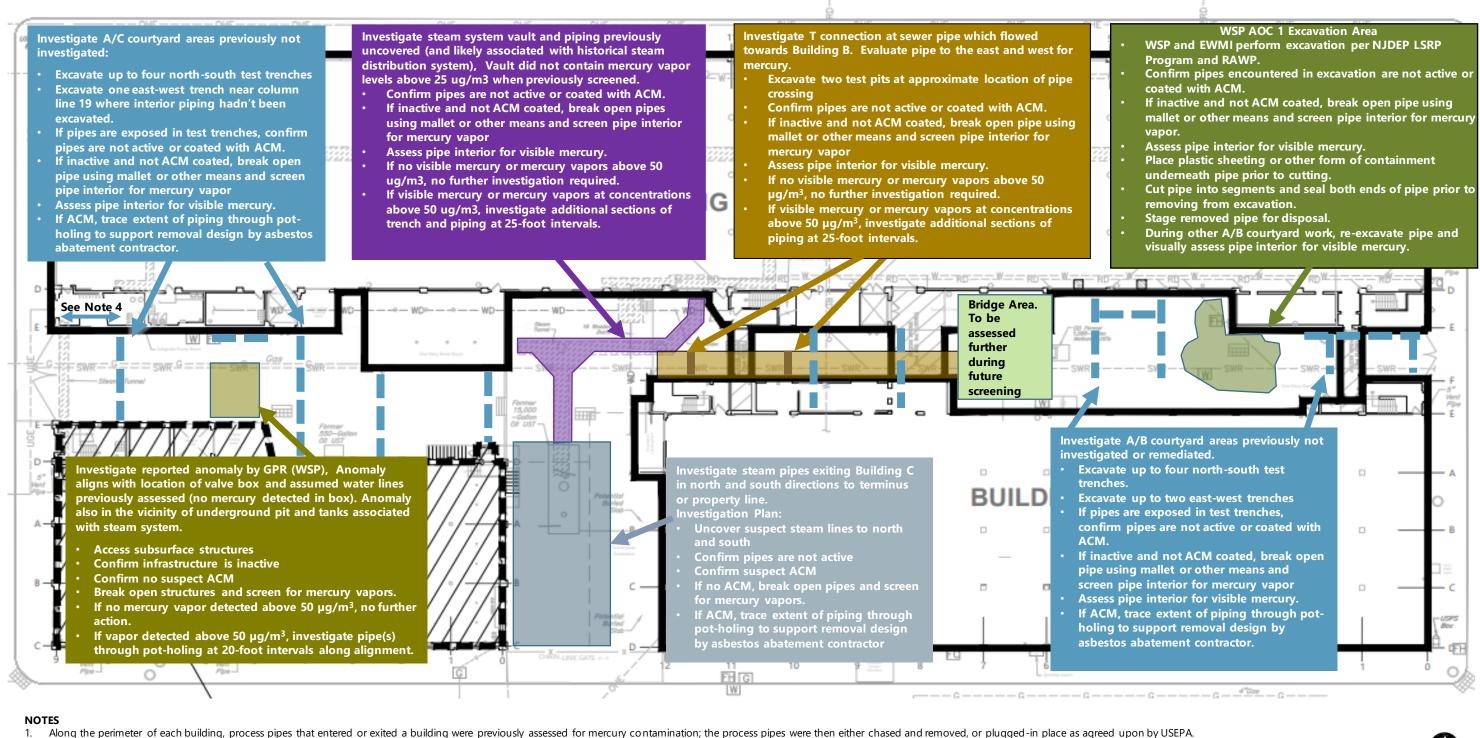
⁶ The footer assessment work is weather dependent and will not be performed during days with extensive precipitation.

⁷ To be performed in parallel with soil pile loadout.

4 References

- Anchor QEA, 2018. *Building Assessment Work Plan*. Prepared on behalf of General Electric. March 2018.
- Anchor QEA, 2019. *Building Assessment Summary Report*. Prepared on behalf of General Electric. January 2019.
- Anchor QEA, 2020a. *Building C Removal Action Design*. Vo-Toys Site Harrison, New Jersey. CERCLA Docket No. 02-2019-2028. Prepared for General Electric Company. November 2019. Revised January 2020.
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- USEPA (U.S. Environmental Protection Agency), 2019. Administrative Settlement Agreement and Order on Consent for Removal Action. In the Matter of: Vo-Toys Site, Harrison, New Jersey. General Electric Company. USEPA Region 2 CERCLA Docket No. 02-2019-2028. July 2019.

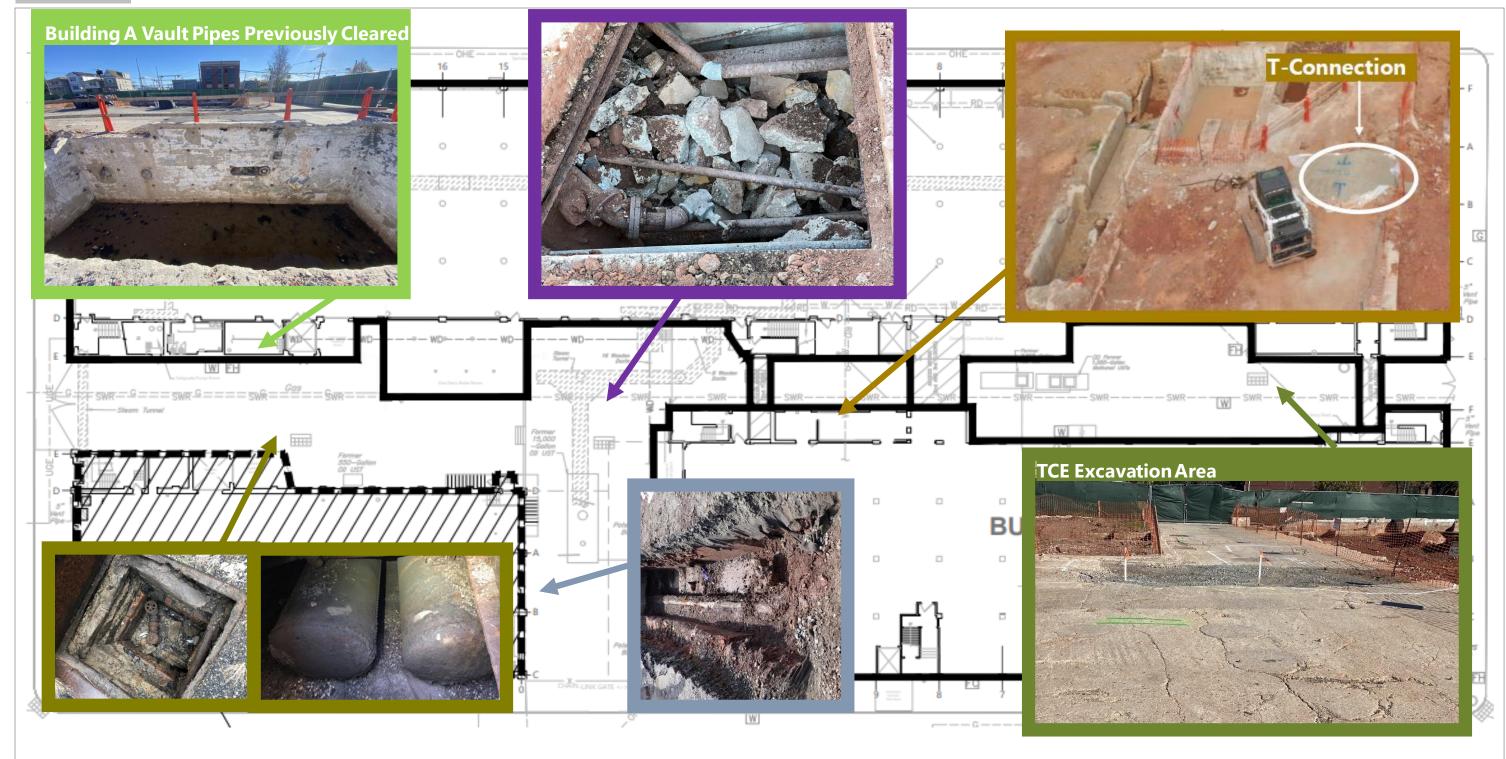
Figures



- Features shown on this figure are approximate and may no longer be present on site.
- Figure is not to scale, and all locations are approximate.
- An excavated vault area is located on the interior side of Building A. Pipe penetrations and conveyances were previously screened and cleared by Anchor QEA with USEPA concurrence. 4
- Map Source: Compiled from CAD file entitled: "FIG05-REV071615" provided by AMEC Foster Wheeler, Inc. on March 31, 2016.
- = proposed transect investigation area (see Figure 2-3).







NOTES

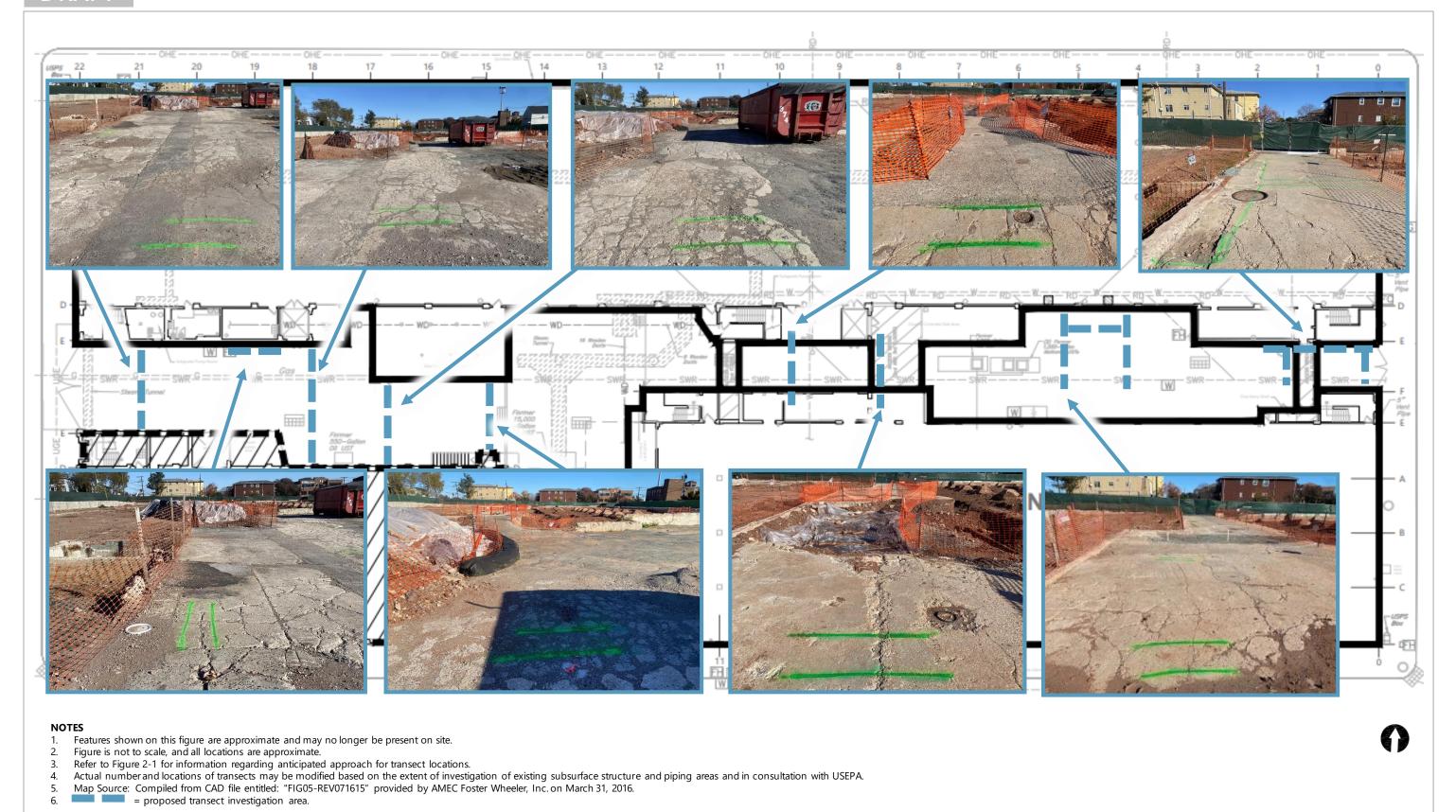
- Features shown on this figure are approximate and may no longer be present on site.

- Figure is not to scale, and all locations are approximate.
 Refer to Figure 2-1 for information regarding anticipated approach for each investigation location.
 Map Source: Compiled from CAD file entitled: "FIG05-REV071615" provided by AMEC Foster Wheeler, Inc. on March 31, 2016.

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Appendix A Conceptual Site Model – Building A (Under USEPA Review)

Appendix B BRG's Proposed Redevelopment Plans

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

400 SOUTH 5TH STREET

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
& STRUCTURED PARKING
TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17



ILLUSTRATIVE PERSPECTIVE VIEW

SCALE: NTS

PROJECT DATA

RESIDENTIAL STRUCTURE

BLOCK / LOT: BLOCK 156, LOT 1
ZONING DISTRICT: REDEVELOPMENT ZONE

LOT AREA: 2.066 ACRES

BUILDING FOOTPRINT: 64,890 SF GROSS FLOOR AREA: 408,320 SF

DWELLING UNITS: 430 DU

PARKING: 55 SPACES

PARKING STRUCTURE

BLOCK / LOT: BLOCK 131, LOT 17
ZONING DISTRICT: REDEVELOPMENT ZONE

LOT AREA: 0.459 ACRES

BUILDING FOOTPRINT: 19,970 SF GROSS FLOOR AREA: 115,980 SF PARKING: 335 SPACES

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MINNO WASKO

ARCHITECTS AND PLANNERS

TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY

BLOCK 156, LOT 1 &

BLOCK 131, LOT 17

PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc.
1001 Franklin Avenue
Suite 304
Garden City, NY 11530

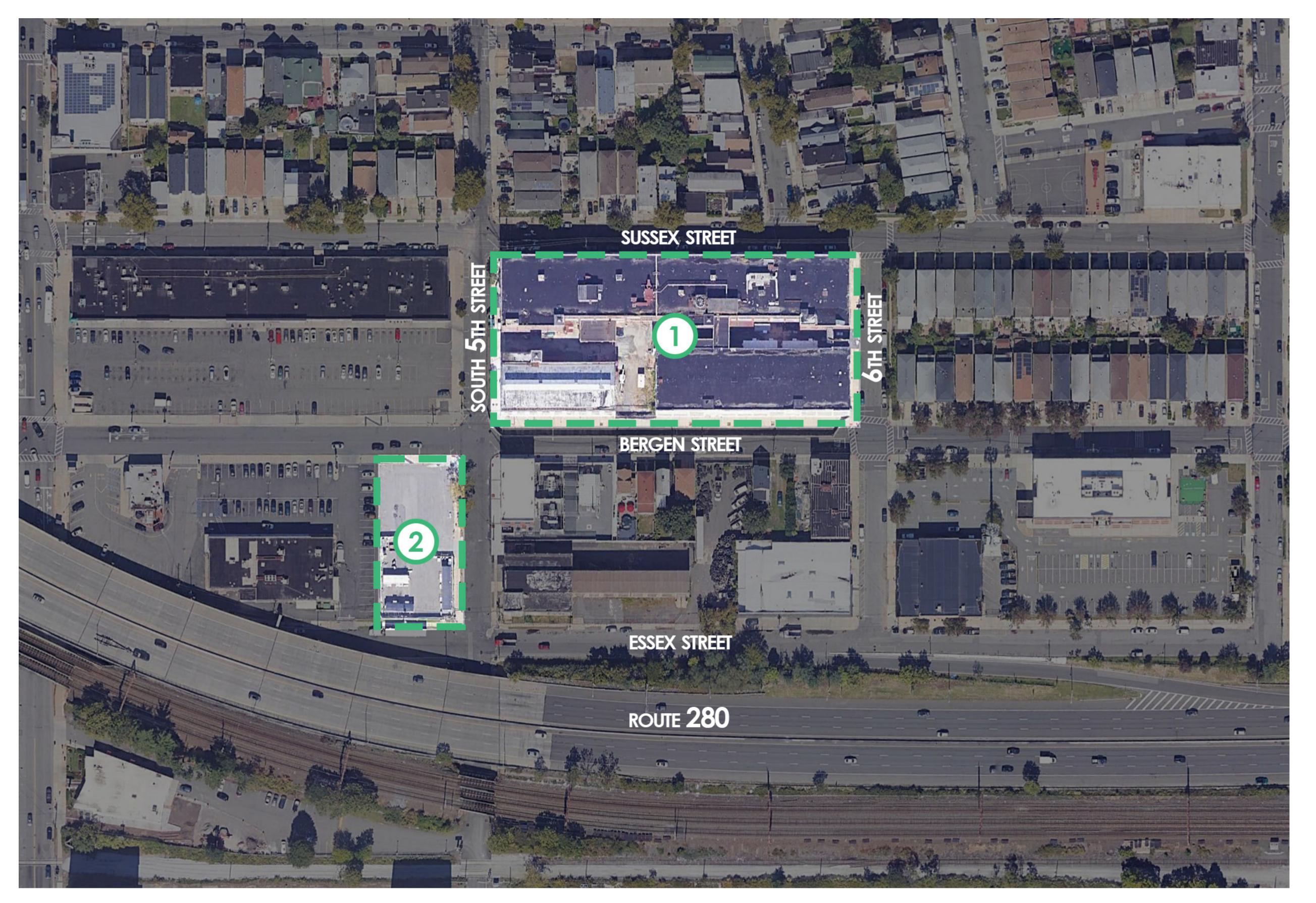
ISSUE:	
DATE:	FOR:
4/25/2022	PRELIMINARY AND FINAL SITE PL



C-01

SHEET TITLE

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PARCEL 1: BLOCK 156 LOT 1 (RESIDENTIAL STRUCTURE)

PARCEL 2: BLOCK 131 LOT 17 (PARKING STRUCTURE)



400 SOUTH 5TH ST TOWN OF HARRISON,

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

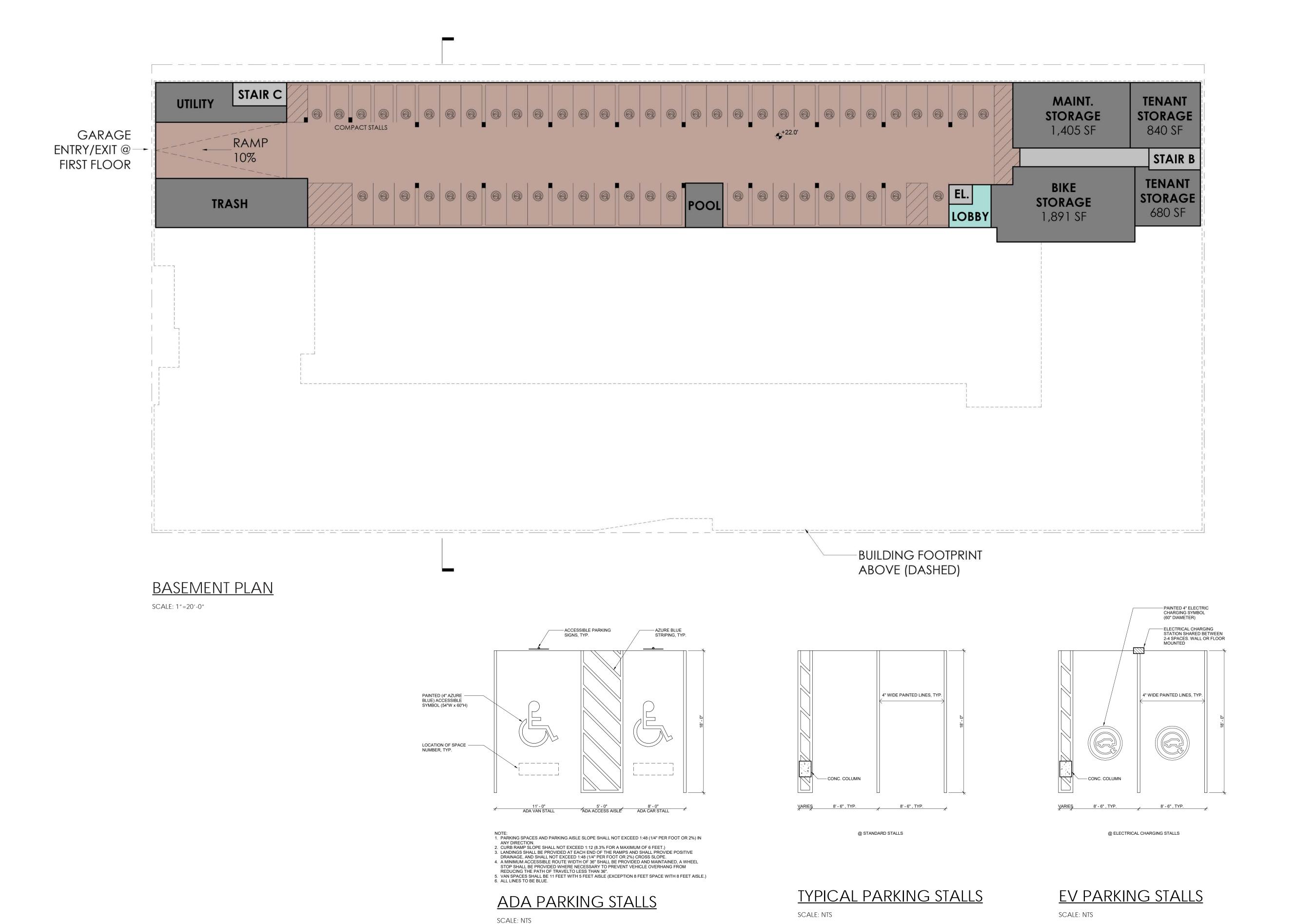
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DATE:	FOR:
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A-01

PROJECT SITE MAP



PROJECT UNIT MIX:

STUDIO:	99	23%
STUDIO +:	47	11%
1 BEDROOM:	178	41%
1 BEDROOM +:	32	7%
2 BEDROOM:	57	13%
2 BEDROOM +:	17	4%

TOTAL: 430

PARCEL PARKING:

STANDARD (EV READY) 48
ADA (EV READY) 1
ADA VAN (EV READY) 1
COMPACT (EV READY) 5

TOTAL: 55



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc.
1001 Franklin Avenue
Suite 304

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DATE: FOR:
4/25/2022 PRELIMINARY AND FINAL SITE PLAN

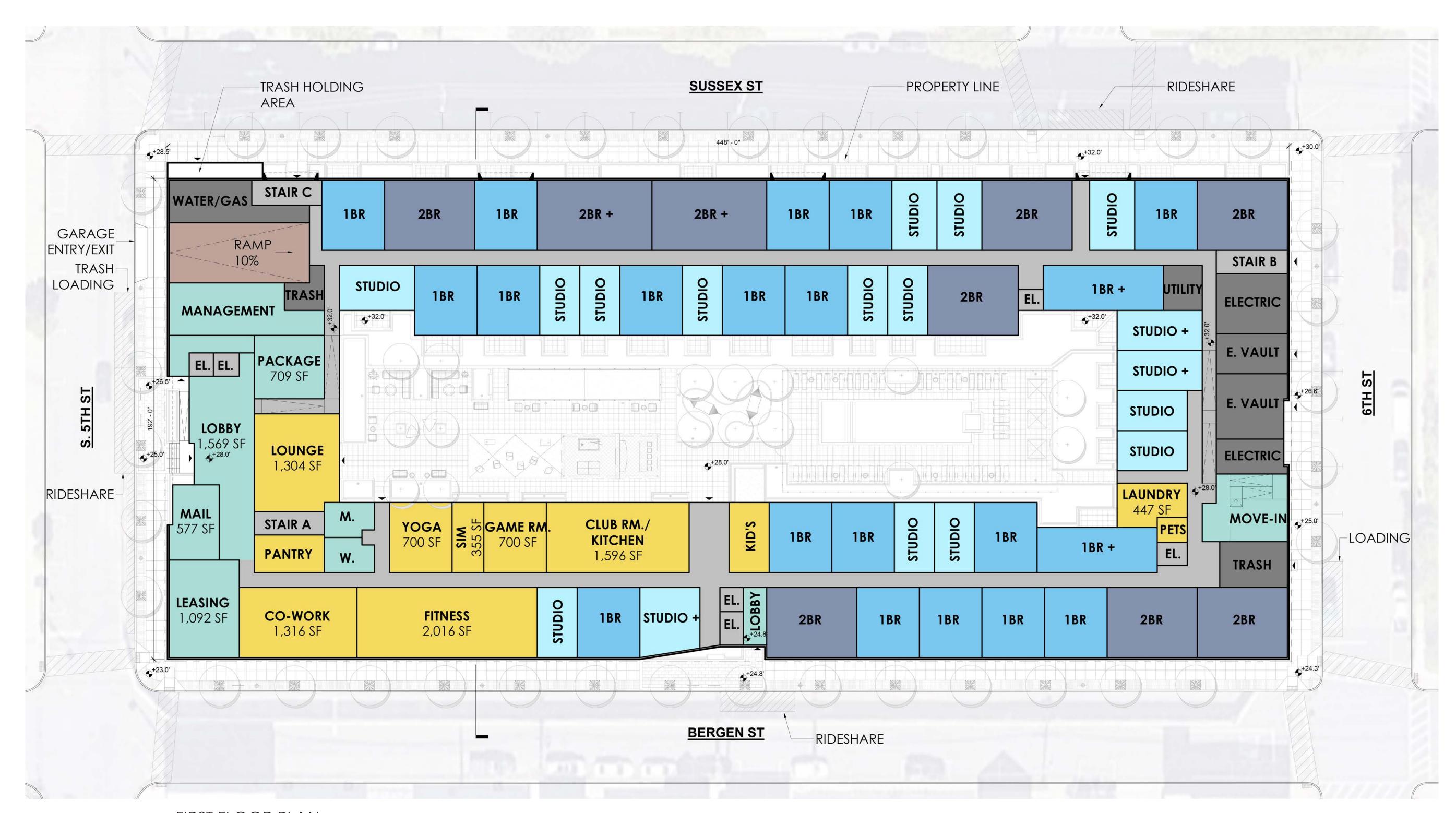


A-02

Garden City, NY 11530

BUILDING PLANS

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FIRST FLOOR PLAN

SCALE: 1"=20'-0"

PROJECT UNIT MIX:

STUDIO:	99	23%
STUDIO +:	47	119
1 BEDROOM:	178	419
1 BEDROOM +:	32	7%
2 BEDROOM:	57	139
2 BEDROOM +:	17	49

TOTAL: 430

PREPARED BY: MINNO WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

400 SOUTH 5TH ST

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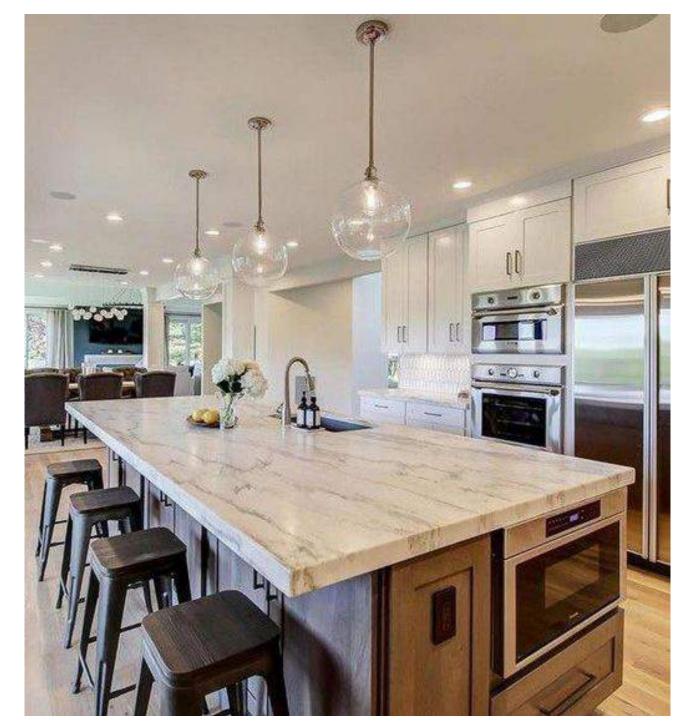
Suite 304 Garden City, NY 11530

ISSUE: DATE: FOR: PRELIMINARY AND FINAL SITE PLAN



BUILDING PLANS

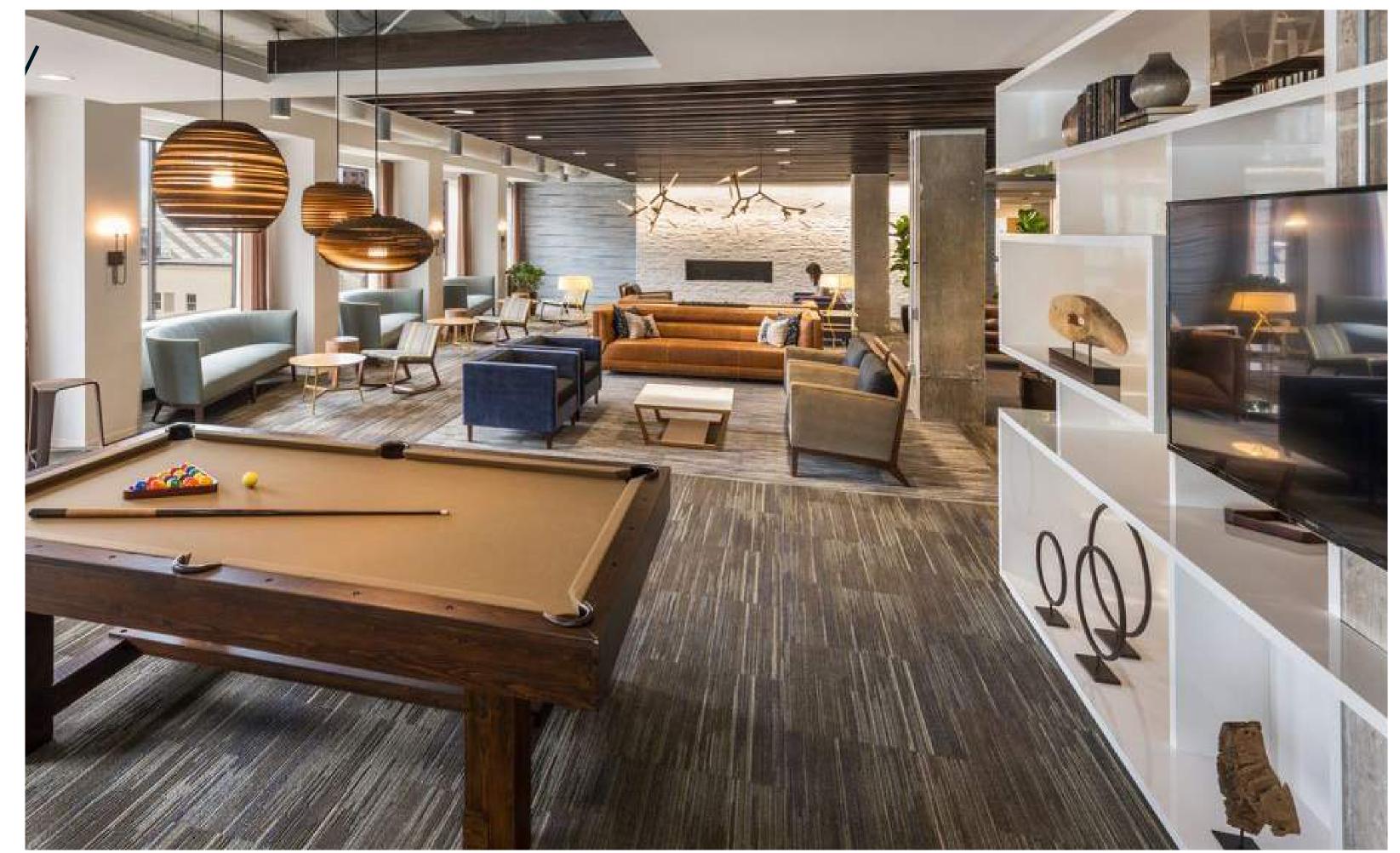
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<u>LOUNGE</u>



CLUB ROOM



<u>FITNESS</u>



GAME ROOM



400 SOUTH 5TH ST TOWN OF HARRISON,

HUDSON COUNTY, NEW JERSEY

BLOCK 156, LOT 1 &

BLOCK 131, LOT 17

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A-04

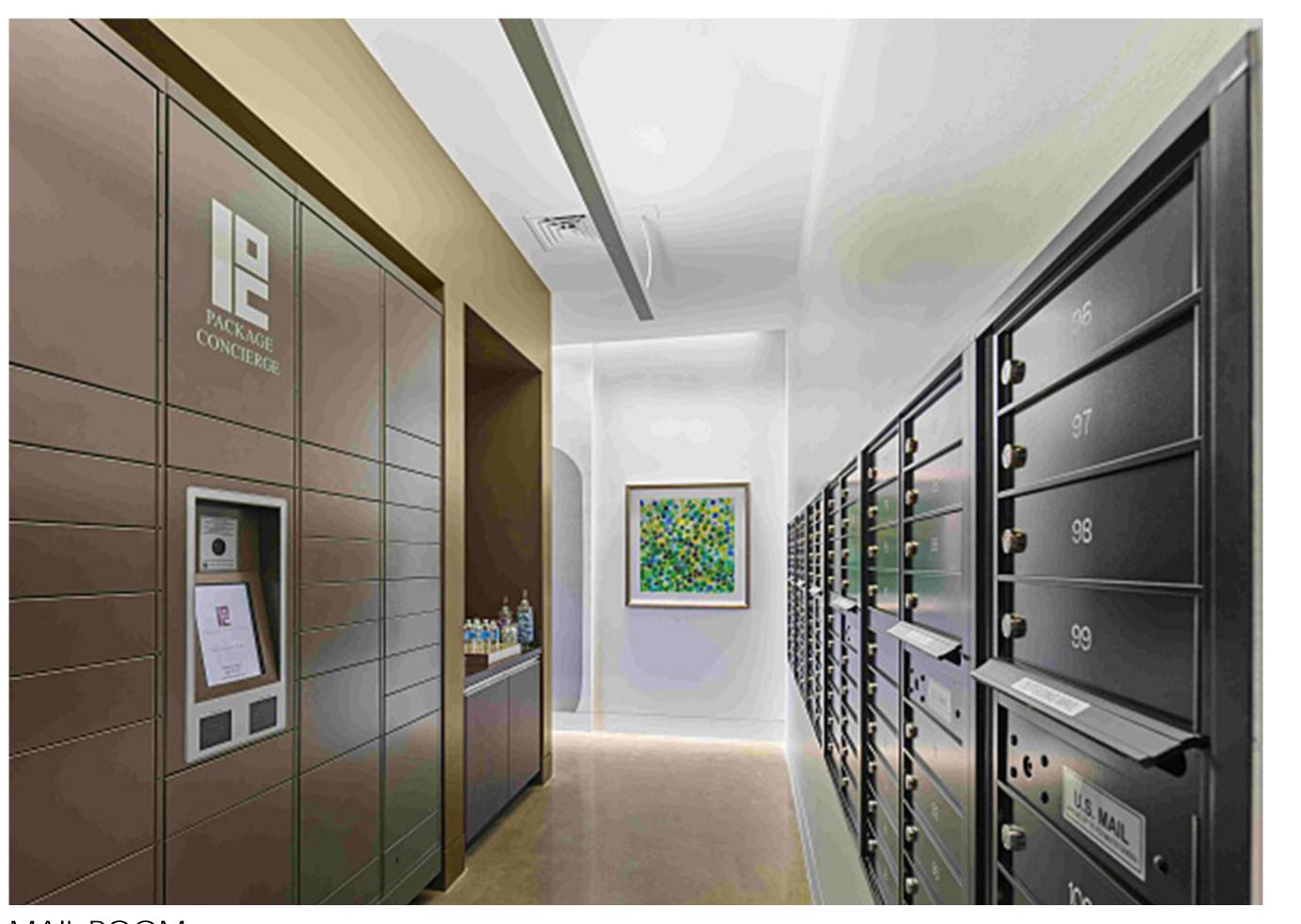
CONCEPT THEME IMAGES



RESIDENTIAL LOBBY



RESIDENTIAL UNIT



MAIL ROOM



CO-WORKING



400 SOUTH 5TH ST TOWN OF HARRISON,

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

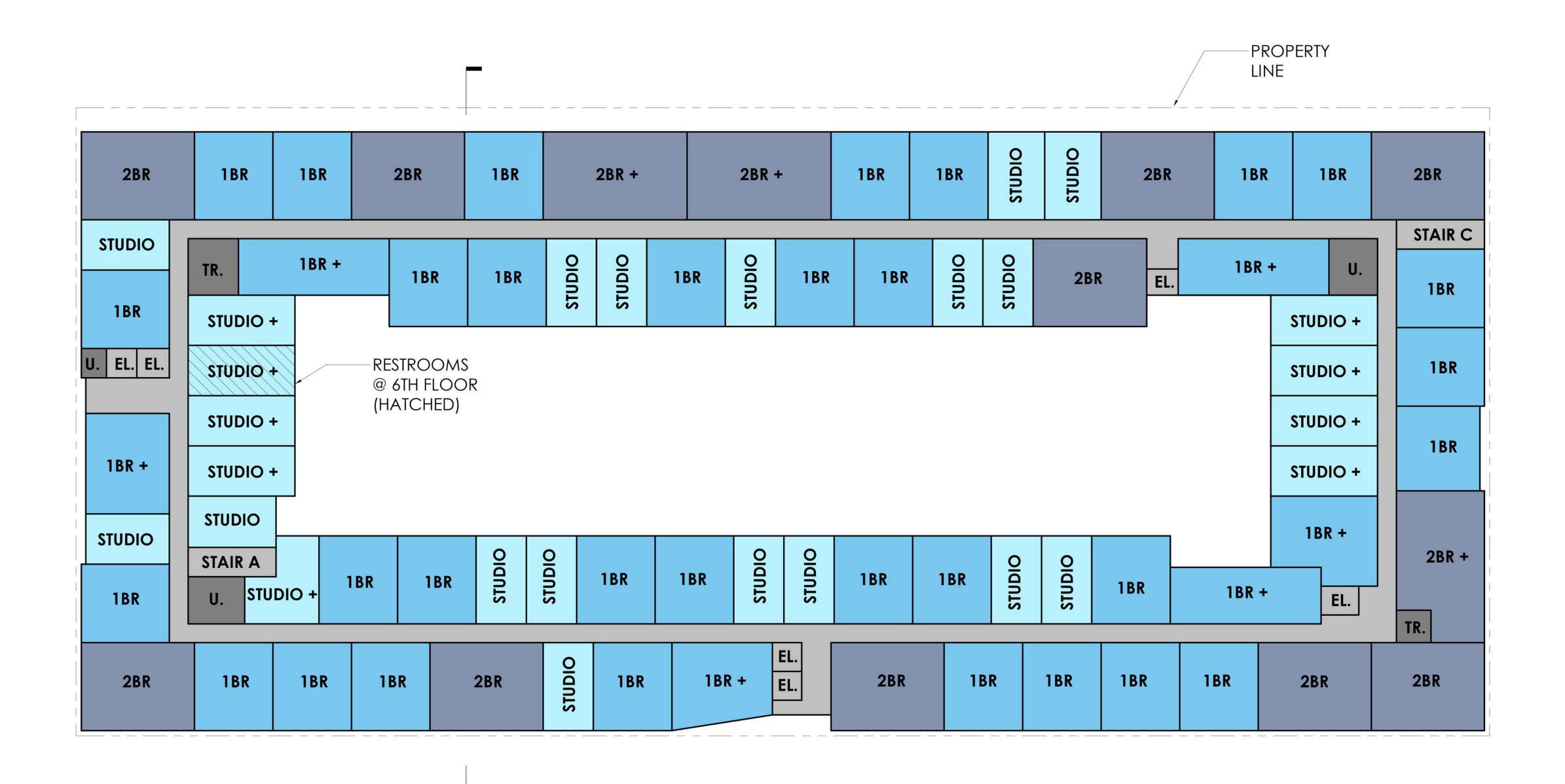
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A-05

CONCEPT THEME IMAGES



TYPICAL RESIDENTIAL PLAN (FLOORS 2-6)

SCALE: 1"=20'-0"

PROJECT UNIT MIX:

STUDIO:	99	23%
STUDIO +:	47	11%
1 BEDROOM:	178	41%
1 BEDROOM +:	32	7%
2 BEDROOM:	57	13%
2 BEDROOM +:	17	4%

TOTAL: 430



400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY BLOCK 156, LOT 1 & BLOCK 131, LOT 17 PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc. 1001 Franklin Avenue Garden City, NY 11530

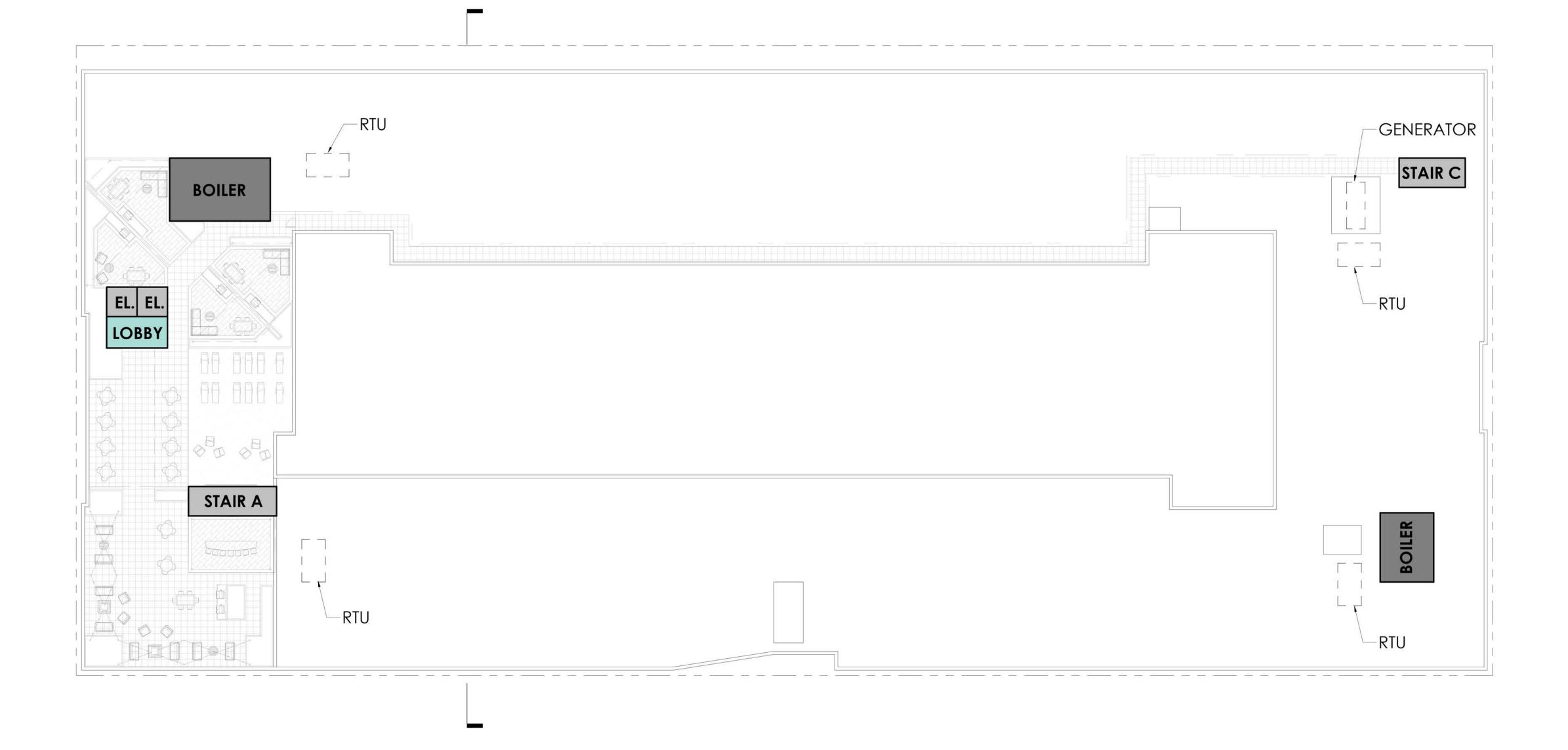
DATE:	FOR:
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Suite 304

BUILDING PLANS

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ROOFTOP AMENITY PLAN

SCALE: 1"=20'-0"

PROJECT UNIT MIX:

STUDIO:	99	23%
STUDIO +:	47	11%
1 BEDROOM:	178	41%
1 BEDROOM +:	32	7%
2 BEDROOM:	57	13%
2 BEDROOM +:	17	4%

TOTAL: 430



400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY

BLOCK 156, LOT 1 &

BLOCK 131, LOT 17

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Suite 304
Garden City, NY 11530

ISSUE:

DATE: FOR:

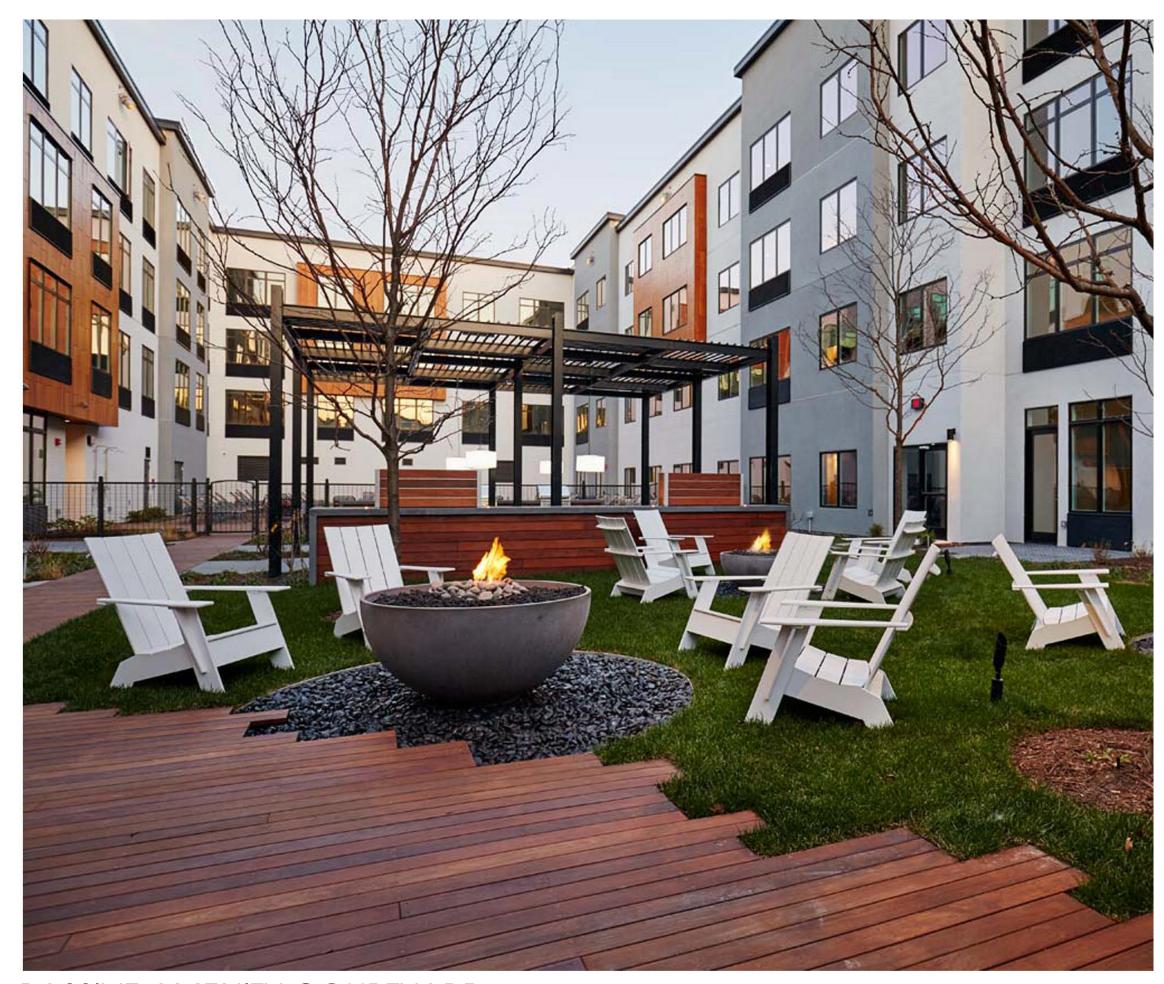
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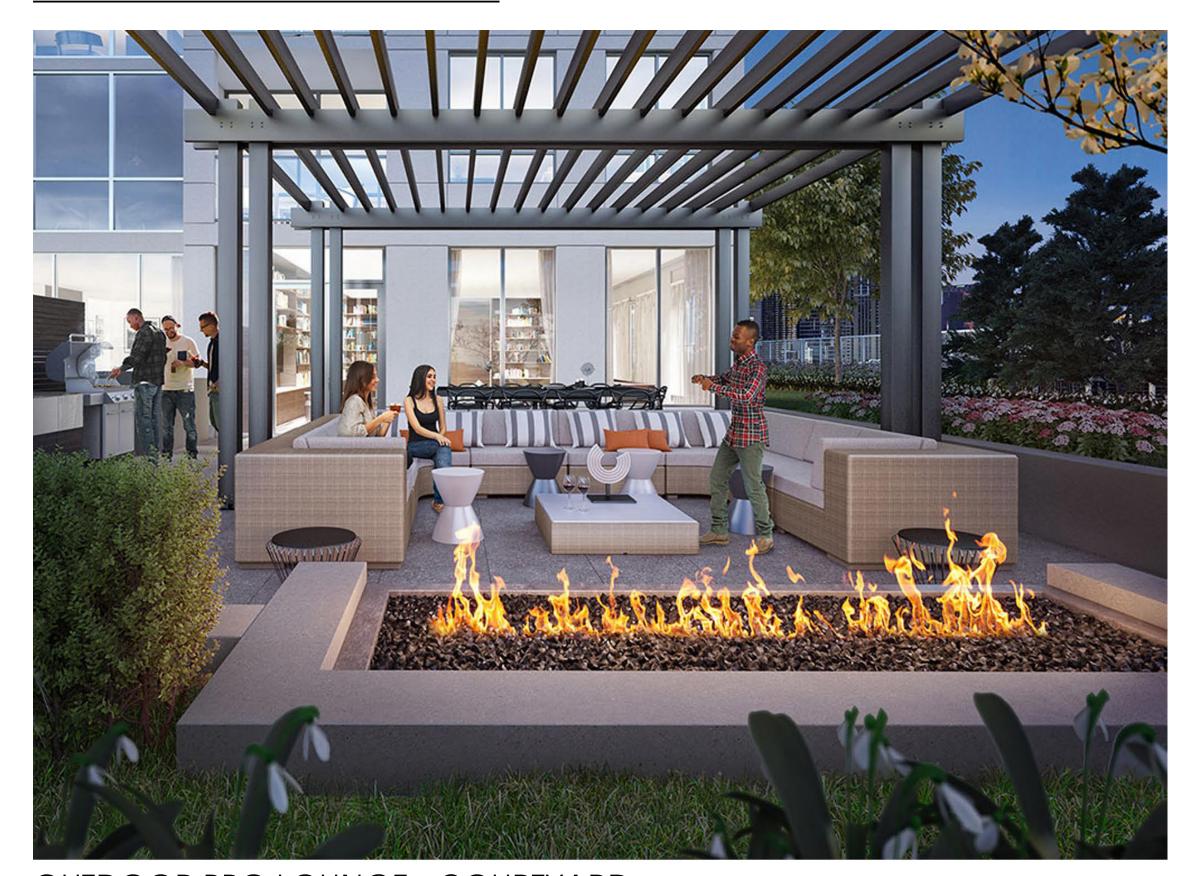
A-07

BUILDING PLANS

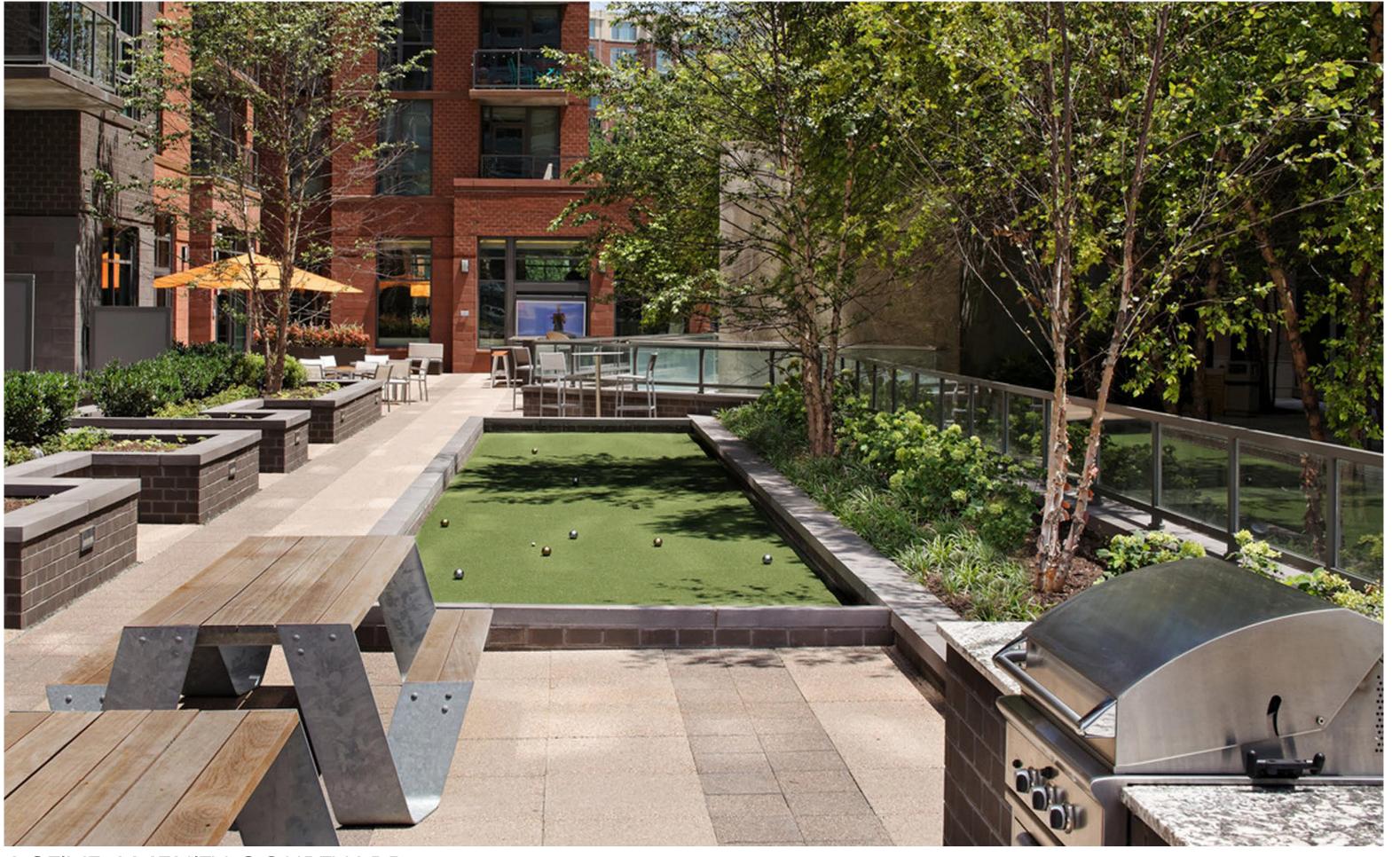
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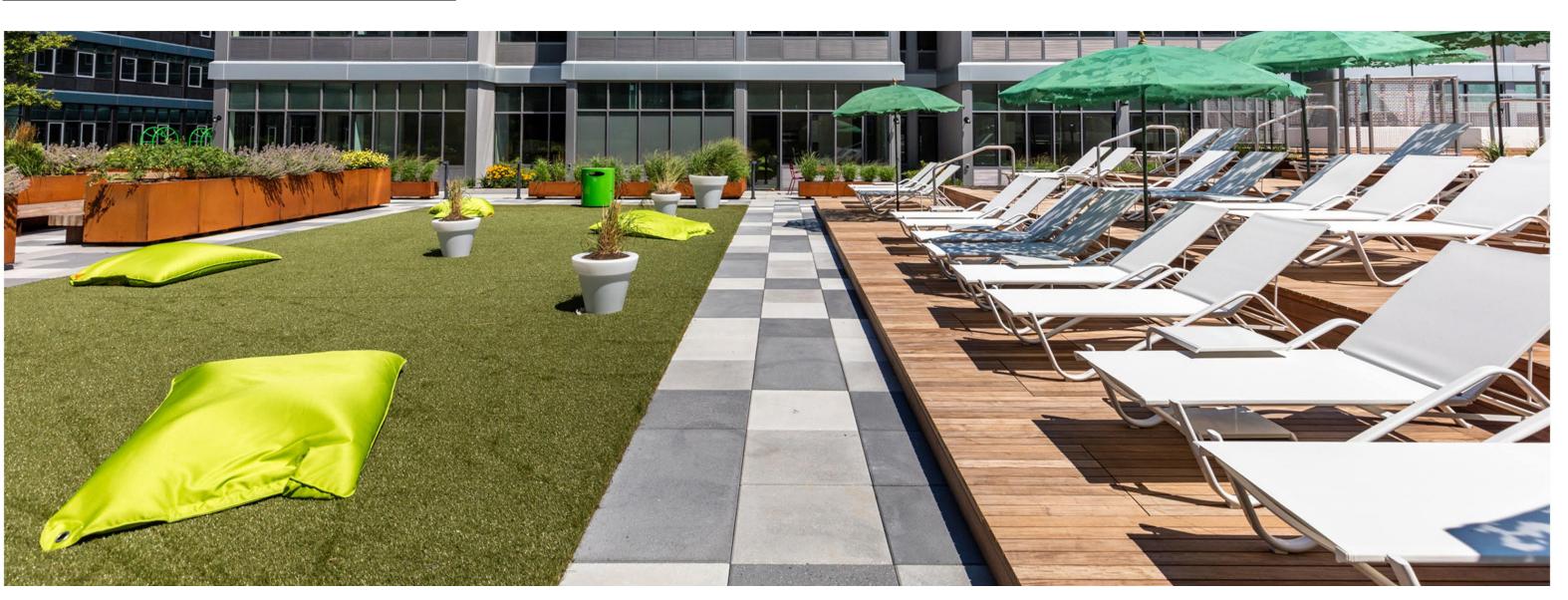
PASSIVE AMENITY COURTYARD



OUTDOOR BBQ LOUNGE - COURTYARD



ACTIVE AMENITY COURTYARD



MULTIPURPOSE OUTDOOR AMENITY



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
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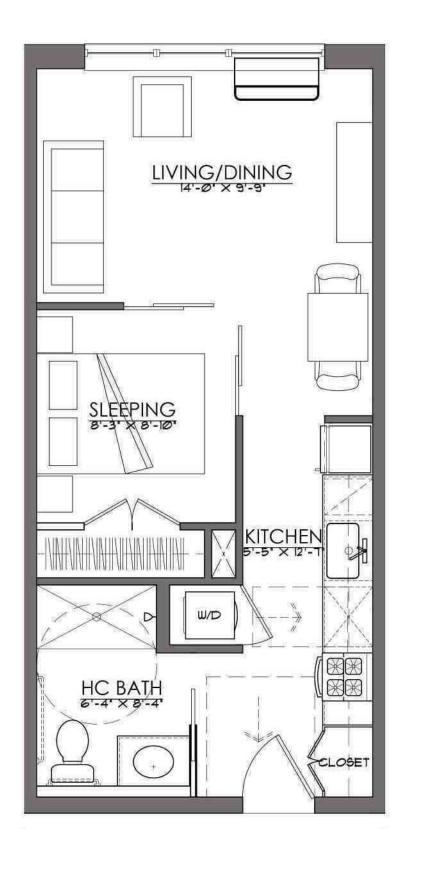
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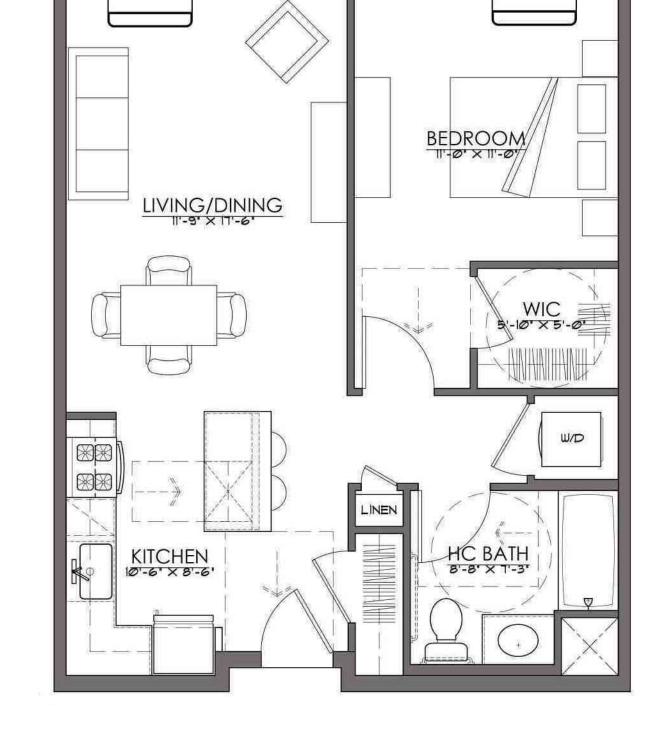
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A-08

CONCEPT THEME IMAGES







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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

TYPICAL STUDIO UNIT

TYPICAL ONE BEDROOM UNIT

TYPICAL TWO BEDROOM UNIT

400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY

BLOCK 156, LOT 1 &

BLOCK 131, LOT 17

PREPARED FOR:

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DATE:	FOR:
4/25/2022	PRELIMINARY AND FINAL SITE I



A-09

TYPICAL UNIT PLANS



BERGEN STREET ELEVATION

SCALE: 1/16"=1'-0"

MATERIAL LEGEND:

M.01 - BRICK VENEER

M.02 - STANDING SEAM METAL PANEL

M.03 - COMPOSITE METAL PANEL M.04 - CEMENTITIOUS PANEL

M.05 - WINDOW WALL SYSTEM

M.06 - STOREFRONT WINDOW SYSTEM

M.07 - PREFABRICATED ENTRY CANOPY



SOUTH 5TH STREET ELEVATION

SCALE: 1/16"=1'-0"



400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY BLOCK 156, LOT 1 &

BLOCK 131, LOT 17 PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc. 1001 Franklin Avenue Suite 304 Garden City, NY 11530

4/25/2022 PRELIMINARY AND FINAL SITE



BUILDING ELEVATIONS

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SUSSEX STREET ELEVATION

SCALE: 1/16"=1'-0"

MATERIAL LEGEND:

M.01 - BRICK VENEER

M.02 - STANDING SEAM METAL PANEL M.03 - COMPOSITE METAL PANEL

M.04 - CEMENTITIOUS PANEL M.05 - WINDOW WALL SYSTEM M.06 - STOREFRONT WINDOW SYSTEM M.07 - PREFABRICATED ENTRY CANOPY



SOUTH 6TH STREET ELEVATION

SCALE: 1/16"=1'-0"



400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY BLOCK 156, LOT 1 & BLOCK 131, LOT 17

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> > Suite 304

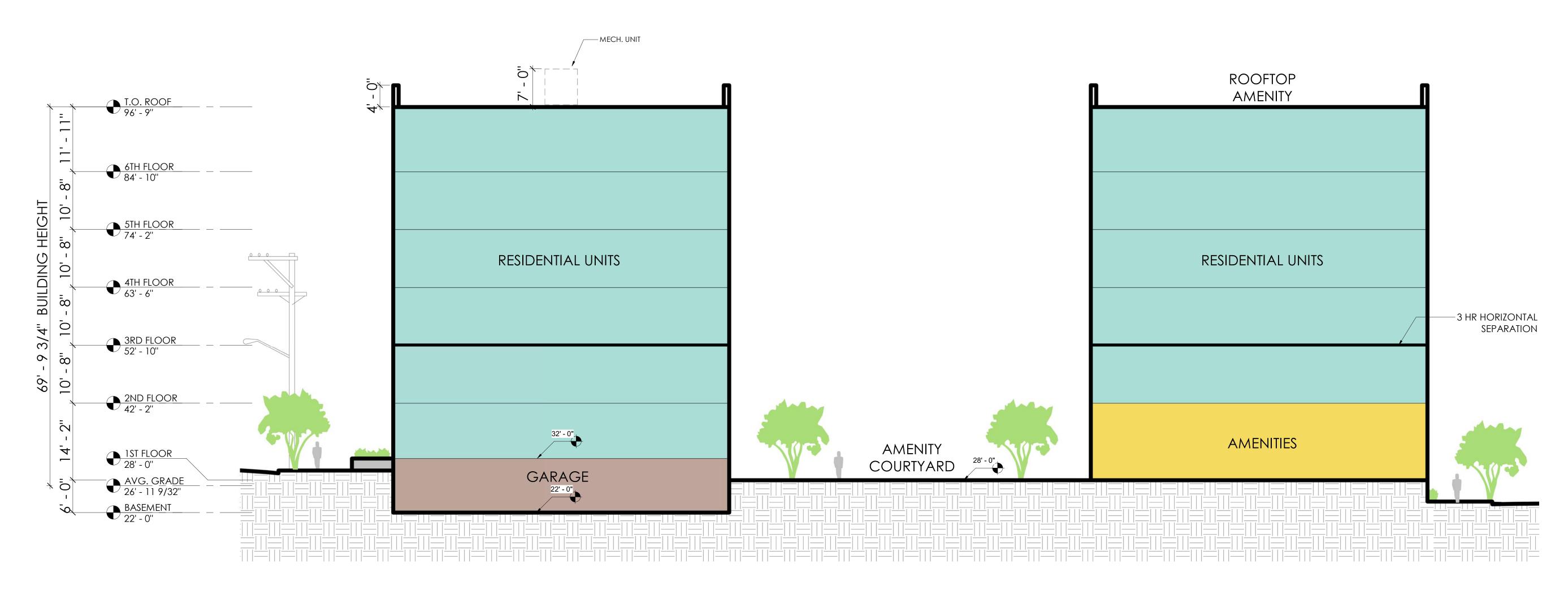
c/o Albanese Organization, Inc. 1001 Franklin Avenue Garden City, NY 11530

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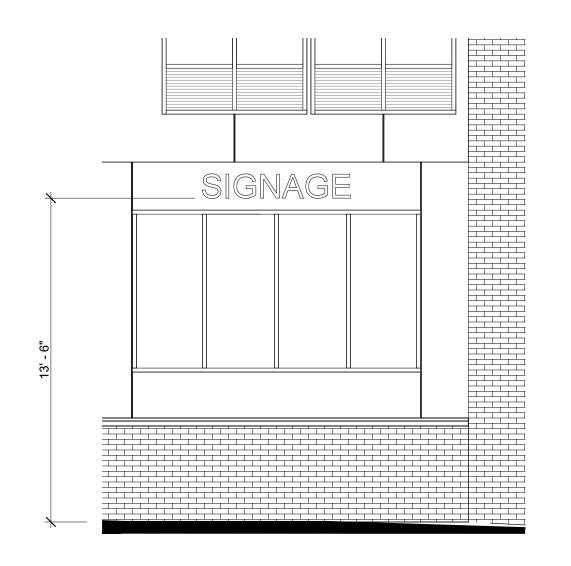
BUILDING ELEVATIONS

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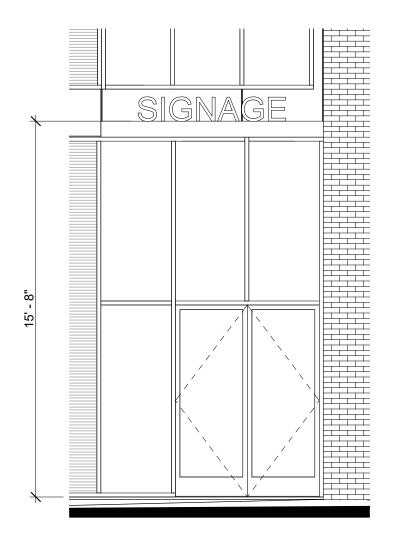
BUILDING SECTION

SCALE: 1"=10'-0"



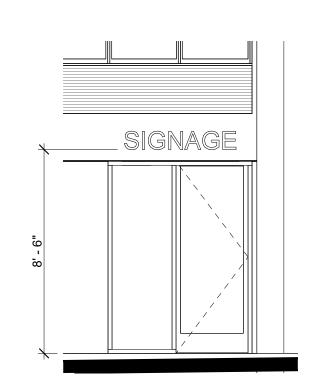
RESIDENTIAL SIGNAGE - S. 5TH ST.

SCALE: 1/4"=1'-0"



RESIDENTIAL SIGNAGE - BERGEN ST.

SCALE: 1/4"=1'-0"



RESIDENTIAL SIGNAGE - SUSSEX ST.

SCALE: 1/4"=1'-0"

ROOF MECHANICALS:

ALL ROOF MECHANICALS SHALL BE SHIELDED BY PARAPET WALLS AND LOCATED NEAR THE CENTER OF THE BUILDING SO AS NOT TO BE VISIBLE FROM ANY ADJOINING PUBLIC STREET.

SIGNAGE:

NOTE: ONE (1) RESIDENTIAL SIGN PER BUILDING FACE. SIGNAGE TO BE HALO BACKLIT OR INTERNALLY ILLUMINATED. EACH SIGN NOT TO EXCEED 25 SF IN AREA.

SEE ELEVATIONS FOR TEMPORARY SIGNAGE LOCATIONS AND SIZE.



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17

PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC
c/o Albanese Organization, Inc.
1001 Franklin Avenue

Garden City, NY 11530

FOR:

DAIE:	FUR:
4/25/2022	PRELIMINARY AND FINAL SITE PLAN



A-12

BUILDING SECTION & SIGNAGE

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VIEW FROM CORNER OF BERGEN AND SOUTH 5TH STREETS

SCALE: NTS

PREPARED BY:

MINNO WASKO

ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

400 SOUTH 5TH ST TOWN OF HARRISON,

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

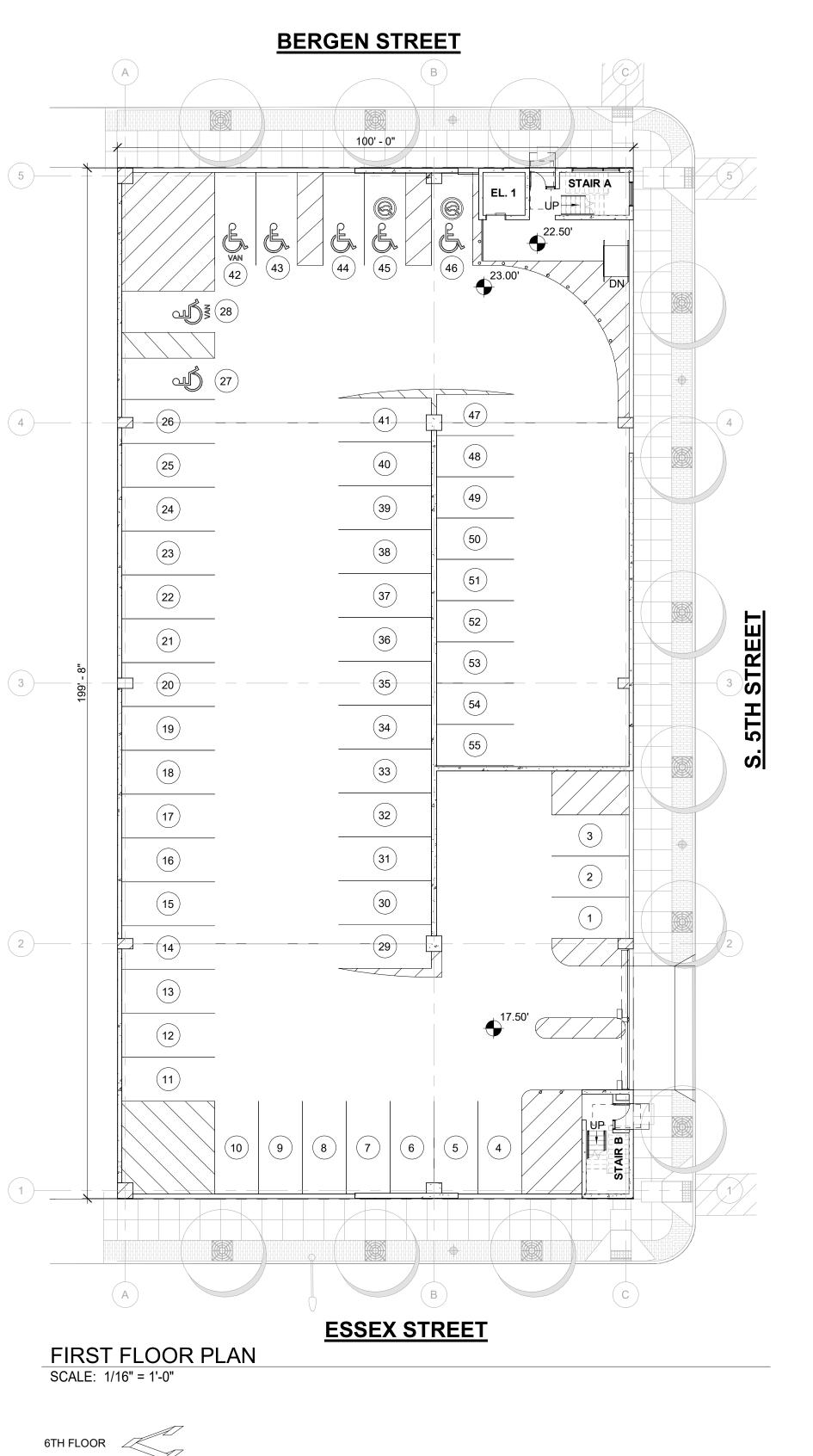
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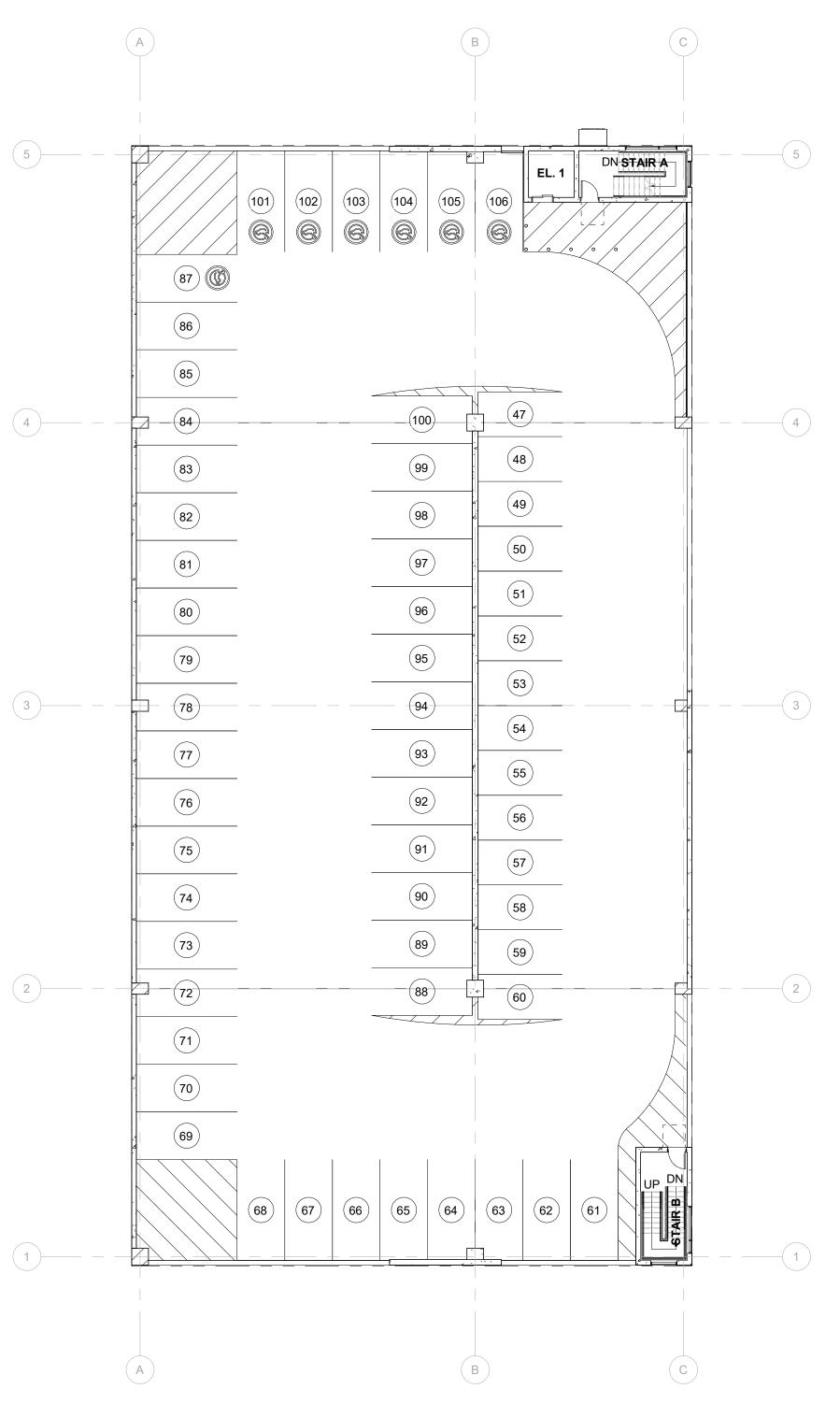
4-13

ILLUSTRATIVE PERSPECTIVE



6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR

SCALE: NTS



SECOND FLOOR PLAN

6TH FLOOR

5TH FLOOR

4TH FLOOR

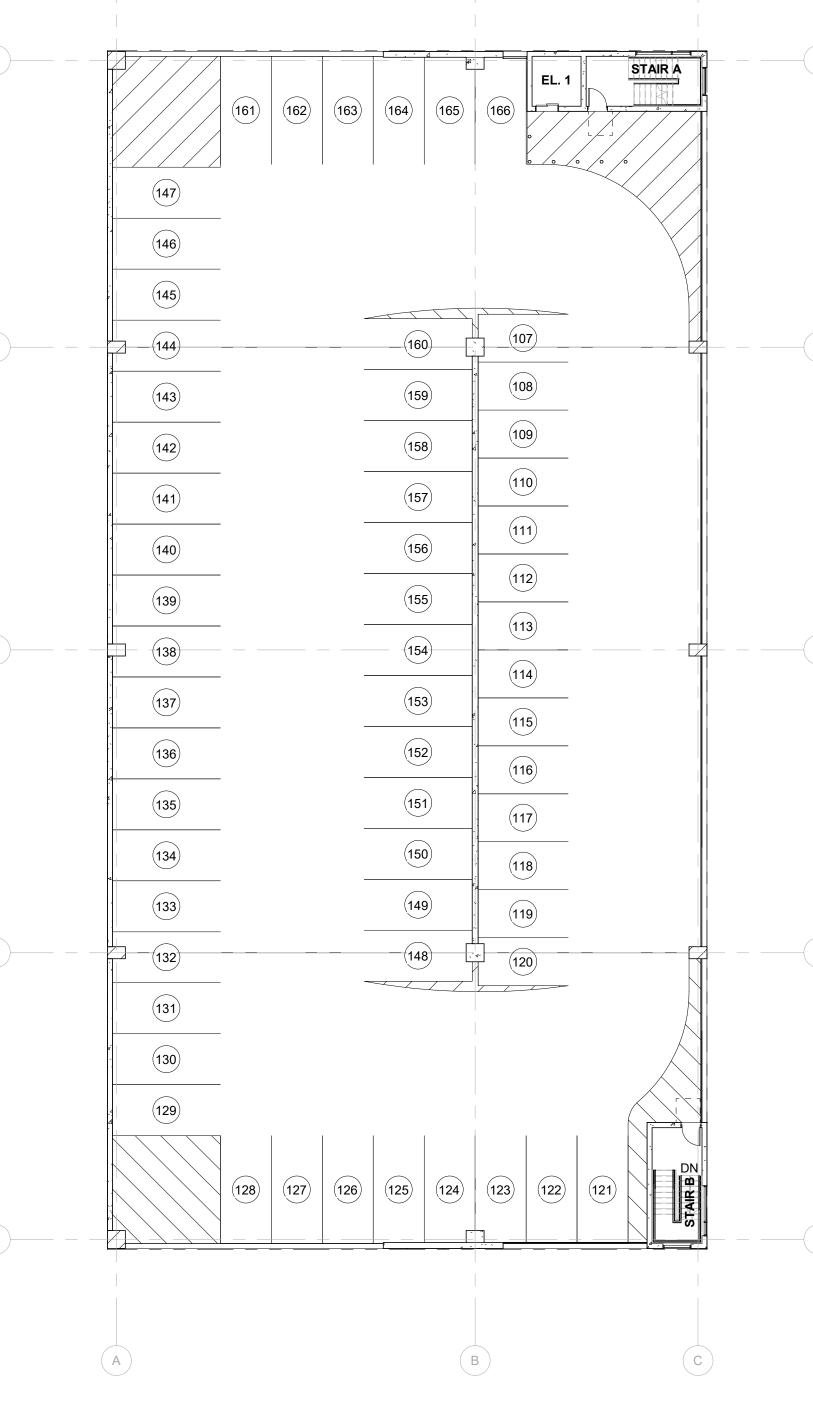
3RD FLOOR

2ND FLOOR

SCALE: 1/16" = 1'-0"

GARAGE KEY
SCALE: NTS

1ST FLOOR



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR

GARAGE KEY
SCALE: NTS

PROJECT PARKING:

STRUCTURED PARKING
STANDARD 2
STANDARD (EV READY)
ADA
ADA (EV READY)
ADA VAN
COMPACT

SUBTOTAL: 335

RESIDENTIAL BUILDING PARKING
STANDARD (EV READY) 48
ADA (EV READY) 1
ADA VAN (EV READY) 1
COMPACT (EV READY) 5

SUBTOTAL: 55

TOTAL EV READY: 64
TOTAL COMPACT: 78 (20%)
TOTAL PROJECT: 390



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

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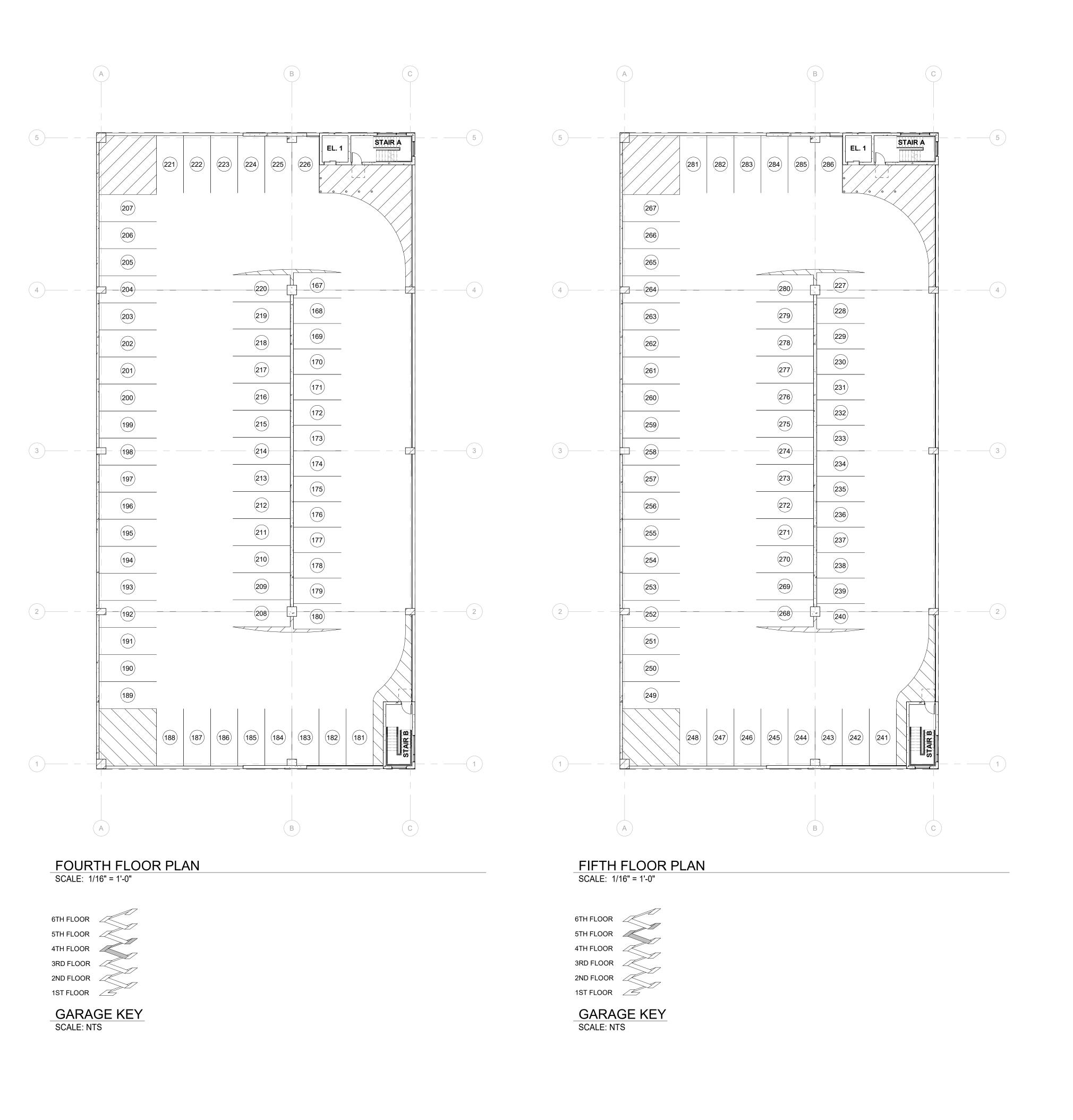
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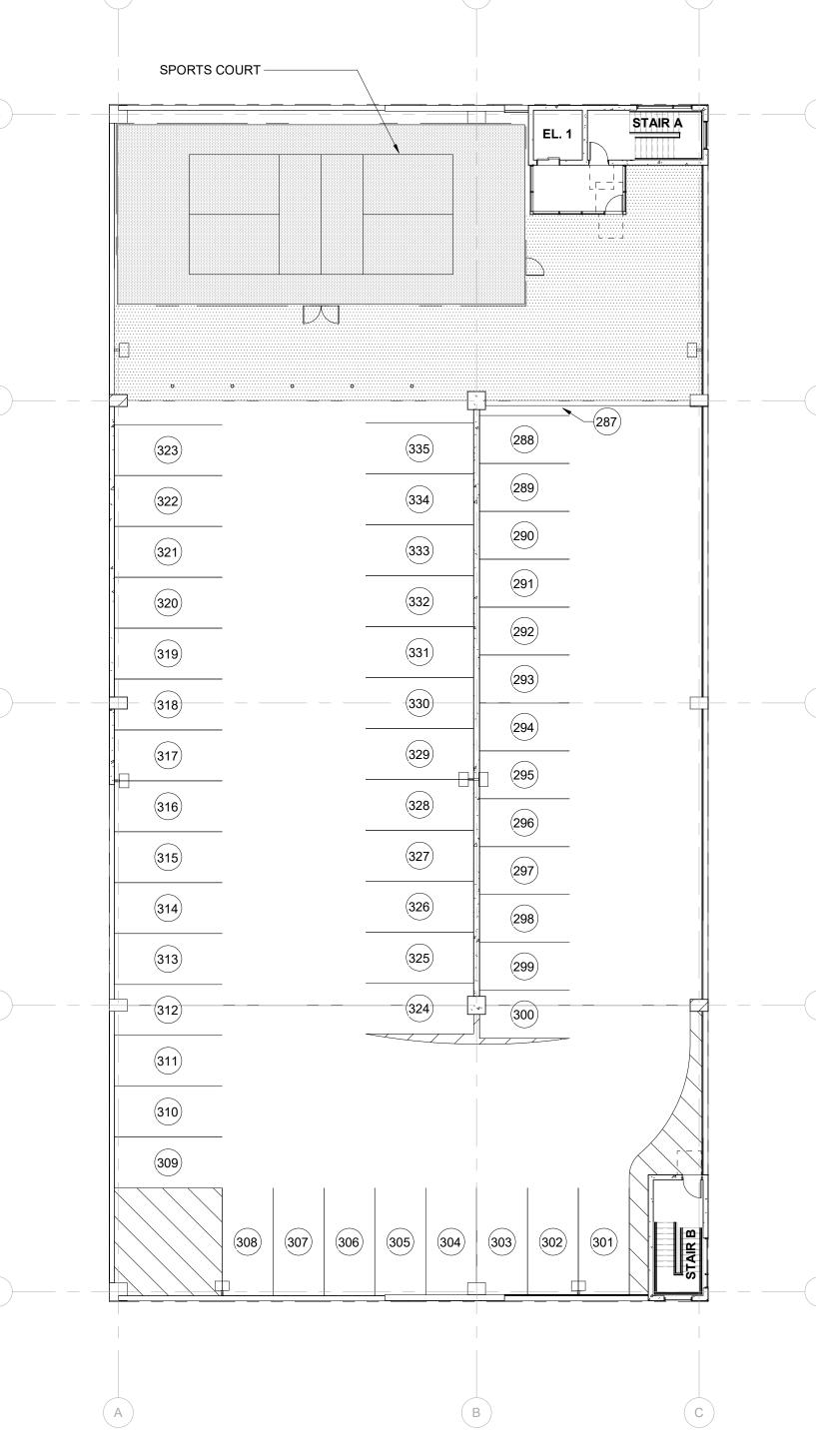
4/25/2022 PRELIMINARY AND FINAL SITE PLAN



A-14

BUILDING PLANS





SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR

GARAGE KEY
SCALE: NTS

PROJECT PARKING:

STRUCTURED PARKING
STANDARD 24
STANDARD (EV READY)
ADA
ADA (EV READY)
ADA VAN
COMPACT

SUBTOTAL: 335

RESIDENTIAL BUILDING PARKING
STANDARD (EV READY) 48
ADA (EV READY) 1
ADA VAN (EV READY) 1
COMPACT (EV READY) 5

SUBTOTAL: 55

TOTAL EV READY: 64
TOTAL COMPACT: 78 (20%)
TOTAL PROJECT: 390



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc. 1001 Franklin Avenue Suite 304 Garden City, NY 11530

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4/25/2022 PRELIMINARY AND FINAL SITE PLAN



A-15

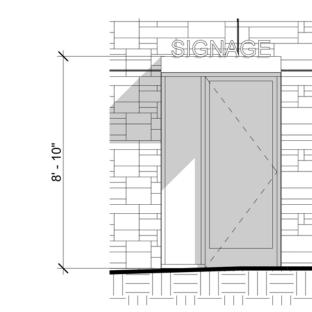
BUILDING PLANS



PROPOSED TEMP. — SIGNAGE (DASHED) 86 SF (3X)

SIGNAGE - S. 5TH ST.

SCALE: 1/4"=1'-0"



SIGNAGE - BERGEN ST.

SCALE: 1/4"=1'-0"

M.02 -

MATERIAL LEGEND:

M.01 - BRICK VENEER

M.02 - PATTERNED PRECAST PANEL

M.03 - GRAPHIC MESH SCREEN

M.04 - STOREFRONT WINDOW SYSTEM M.05 - PREFABRICATED ENTRY CANOPY

SIGNAGE:

NOTE: ONE (1) SIGN PER BUILDING ENTRY AT BERGEN AND SOUTH 5TH STREETS. SIGNAGE TO BE HALO BACKLIT OR INTERNALLY ILLUMINATED. EACH SIGN NOT TO EXCEED 25 SF IN AREA.

SEE ELEVATIONS FOR TEMPORARY SIGNAGE LOCATIONS AND SIZE.

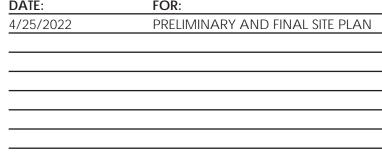


400 SOUTH 5TH ST

HUDSON COUNTY, NEW JERSEY BLOCK 156, LOT 1 & BLOCK 131, LOT 17 PREPARED FOR:

> BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc. 1001 Franklin Avenue Suite 304

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BUILDING ELEVATIONS

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Garden City, NY 11530

SCALE: 1"=10'-0"

T.O. ROOF 90' - 5" (90.42')

6TH FLOOR 71' - 2" (71.17')

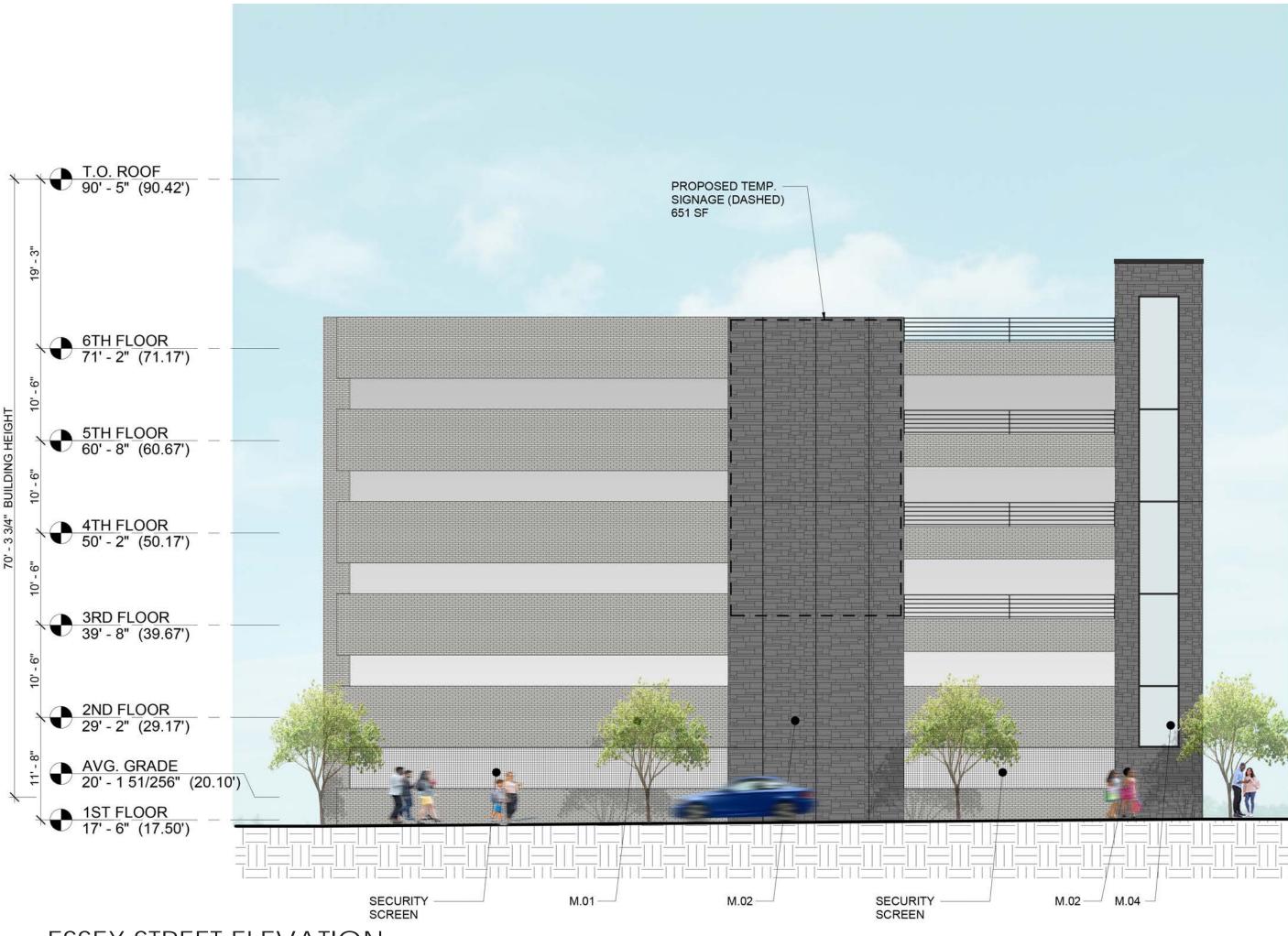
5TH FLOOR 60' - 8" (60.67')

4TH FLOOR 50' - 2" (50.17')

3RD FLOOR 39' - 8" (39.67')

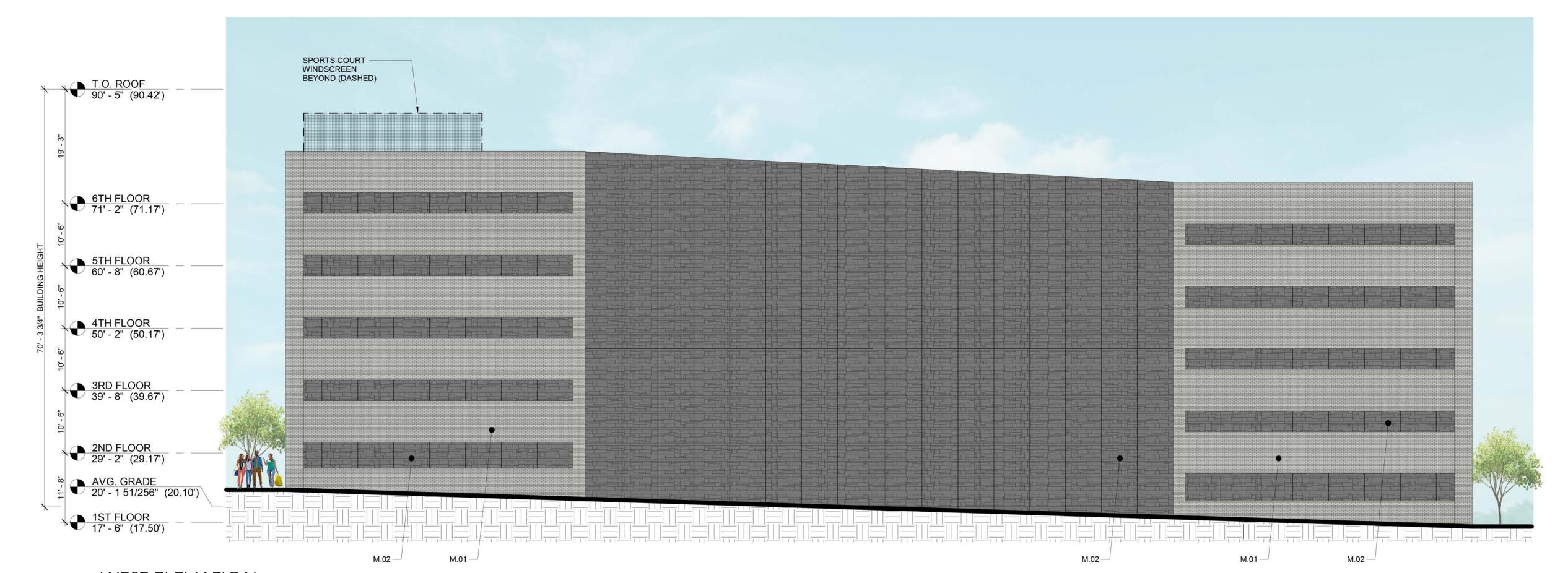
2ND FLOOR 29' - 2" (29.17') AVG. GRADE 20' - 1 51/256" (20.10') 1ST FLOOR 17' - 6" (17.50') SECURITY SCREEN SECURITY SCREEN

SOUTH 5TH STREET ELEVATION



ESSEX STREET ELEVATION

SCALE: 1"=10'-0"



WEST ELEVATION

SCALE: 1"=10'-0"

MATERIAL LEGEND:

M.01 - BRICK VENEER

M.02 - PATTERNED PRECAST PANEL

M.03 - GRAPHIC MESH SCREEN

M.04 - STOREFRONT WINDOW SYSTEM M.05 - PREFABRICATED ENTRY CANOPY

SIGNAGE:

SEE ELEVATIONS FOR TEMPORARY SIGNAGE LOCATIONS/SIZE.



400 SOUTH 5TH ST

TOWN OF HARRISON,
HUDSON COUNTY, NEW JERSEY
BLOCK 156, LOT 1 &
BLOCK 131, LOT 17
PREPARED FOR:

BRG Harrison Lofts Urban Renewal, LLC c/o Albanese Organization, Inc. 1001 Franklin Avenue Suite 304 Garden City, NY 11530

DATE:	FOR:
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A-17

BUILDING ELEVATIONS

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PRELIMINARY AND FINAL MAJOR SITE PLAN

PREPARED FOR

BRG HARRISON LOFTS URBAN RENEWAL, LLC

BLOCK 156, LOT 1 & BLOCK 131, LOT 17 400 SOUTH 5TH STREET TOWN OF HARRISON HUDSON COUNTY, NEW JERSEY

OWNER/DEVELOPER

BRG HARRISON LOFTS URBAN RENEWAL, LLC C/O ALBANESE ORGANIZATION, INC. 1001 FRANKLIN AVENUE SUITE 304 **GARDEN CITY, NEW YORK 11530**

ARCHITECT

MINNO WASKO ARCHITECTS AND PLANNERS 2 GATEWAY CENTER - SUITE 1700 **NEWARK, NEW JERSEY 07102** PHONE (973) 735.6695

CIVIL ENGINEER

PETRY ENGINEERING, LLC 155 PASSAIC AVENUE, SUITE 350 FAIRFIELD, NEW JERSEY 07004 PHONE (973) 227.7004

LANDSCAPE ARCHITECT

MELILLO | BAUER | CARMAN LANDSCAPE ARCHITECTURE 200 UNION AVENUE BRIELLE, NEW JERSEY 08730 PHONE (732) 528.0664

GENERAL NOTES:

- 2.) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY AND MUNICIPAL REQUIREMENTS. 3.) CONTRACTOR IS ADVISED THAT ALL APPLICABLE OSHA SAFETY REGULATIONS MUST
- BE FOLLOWED DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POTENTIAL SHEETING AND OR SHORING OF ANY EXCAVATIONS. THESE ENGINEERING DRAWINGS ARE NOT INTENDED TO ILLUSTRATE METHODS OF CONSTRUCTION OF THE ETAINING WALL(S) OR EXCAVATION DETAILS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE ACTUAL SITE CONDITIONS AND COMPLY WITH ALL NECESSARY SAFETY REGULATIONS.
- 4) ALL REQUIREMENTS FOR TRAFFIC CONTROL SIGNING AND DEVICES WILL BE ESTABLISHED BY 5.) ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HARRISONS REGULATIONS AND SPECIFICATIONS.

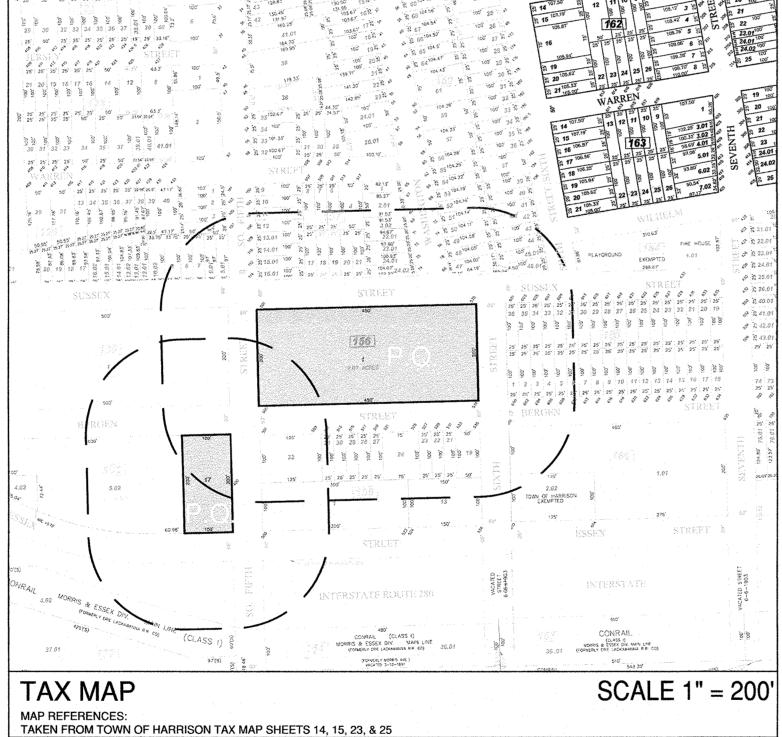
LIST OF GOVERNMENTAL APPROVALS BEFORE THE COMMENCEMENT OF ANY WORK THE APPLICANT SHALL BE REQUIRED TO OBTAIN ANY AND ALL PERMITS REQUIRED WHICH MAY OR MAY NOT BE SHOWN HERE.

1.) TOWN OF HARRISON PLANNING BOARD

2.) STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

3.) STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

4.) HUSDON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT





AERIAL PHOTOGRAPHY MAP REFERENCES: **TAKEN FROM NJGIN WAREHOUSE 2015**

APPROVALS

TOWNSHIP ENGINEER

BULK STANDARDS - LOT 1 COMPLIANCE REDEVELOPMENT PLAN CODE **PROPOSED** 7 STORIES 500 UNITS 433 SPACES (1) 1 SPACE PER UNIT **BULK STANDARDS - LOT 17** COMPLIANCE DESCRIPTION REDEVELOPMENT PLAN CODE PROPOSED

SITE DATA CHART

PARKING CALCULATIONS:

MAX. LOT COVERAGE

REQUIRED: 1 SPACE PER UNIT

430 UNITS * 1 SPACE/UNIT = 430 SPACES REQUIRED

ELECTRIC VEHICLE PARKING CALCULATIONS (PER N.J.A.C. 40:55D-66.20):

REVISION

390 SPACES x 15% = 58.5 EV SPACES REQUIRED

PROPOSED PARKING CALCULATIONS:

335 GARAGE SPACES (LOT 17) 55 EV SPACES (BELOW RESIDENTIAL LOT 1) 43 (EV CREDIT - 10% OF REQUIREMENT)

DATE

(1) TOTAL: 433 SPACES

Impervious Coverage Calculations - Lot 1

YES

Walkways/Patios 16,500 SF **Bocce Court** 1,150 SF Pool 81,260

PREPARED FOR

BRG HARRISON LOFTS URBAN RENEWAL, LLC

BLOCK 156, LOT 1 & BLOCK 131, LOT 17

400 SOUTH 5TH STREET

TOWN OF HARRISON

HUDSON COUNTY, NEW JERSEY

LIST OF DRAWINGS SHEET NO. PREPARED BY TITLE SHEET PETRY ENGINEERING OVERALL LAYOUT PLAN DETAILED LAYOUT/GRADING - SUSSEX STREET DETAILED LAYOUT/GRADING - BERGEN STREET DETAILED LAYOUT/GRADING - FIFTH & SIXTH STREET PETRY ENGINEERING DETAILED LAYOUT/GRADING - COURTYARD DETAILED LAYOUT/GRADING - PARKING GARAGE GRADING, DRAINAGE, AND UTILITY PLAN PROPOSED PARKING AND SIGHT TRIANGLES PETRY ENGINEERIN SOIL EROSION & SEDIMENT CONTROL PLAN PETRY ENGINEERING SP-11 PETRY ENGINEERING **GENERAL NOTES** CONSTRUCTION NOTES PETRY ENGINEERING CONSTRUCTION NOTES PETRY ENGINEERING 1 OF 1 **BOUNDARY AND TOPOGRAPHIC SURVEY** CAULFIELD ASSOCIATE C-01 TO A-17 ARCHITECTURAL PLANS (18 SHEETS) MINNO WASKO

LANDSCAPE PLANS (7 SHEETS)

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

MELILLO BAUER CARME

TOWN OF HARRISON	
APPROVED BY THE TOWN OF HARRISON PLANNING BOARD:	DATE
PLANNING BOARD CHAIRPERSON	DATE
PLANNING BOARD SECRETARY	DATE
TOWN PLANNER	DATE

TITLE SHEET ENGINEERING, LLC

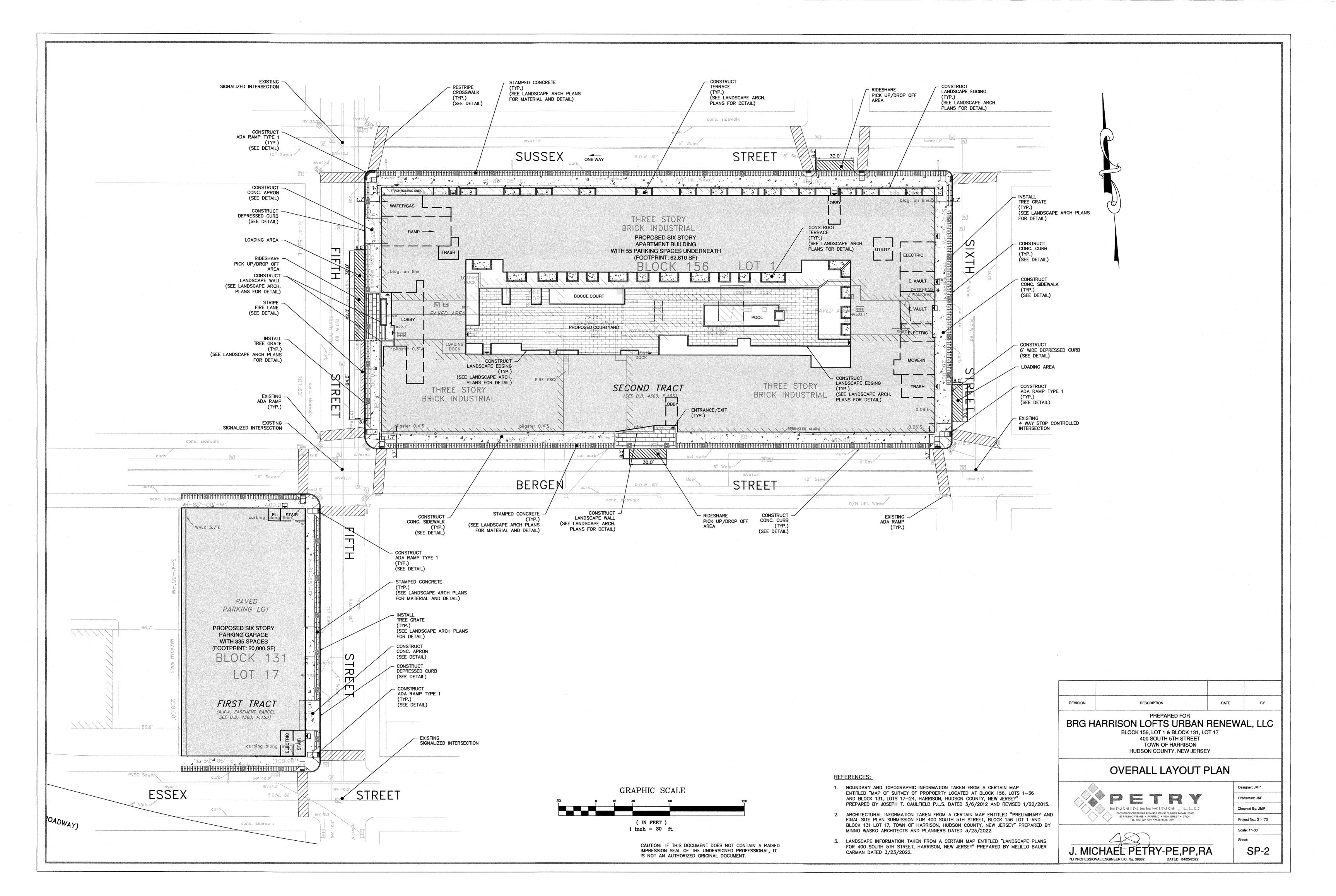
Designer: JMP

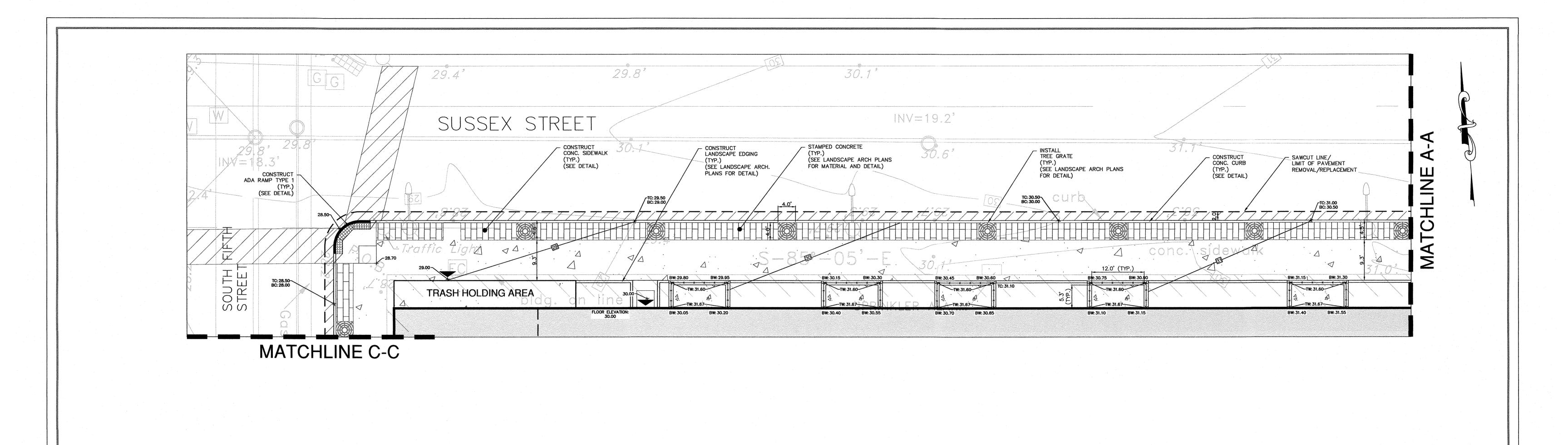
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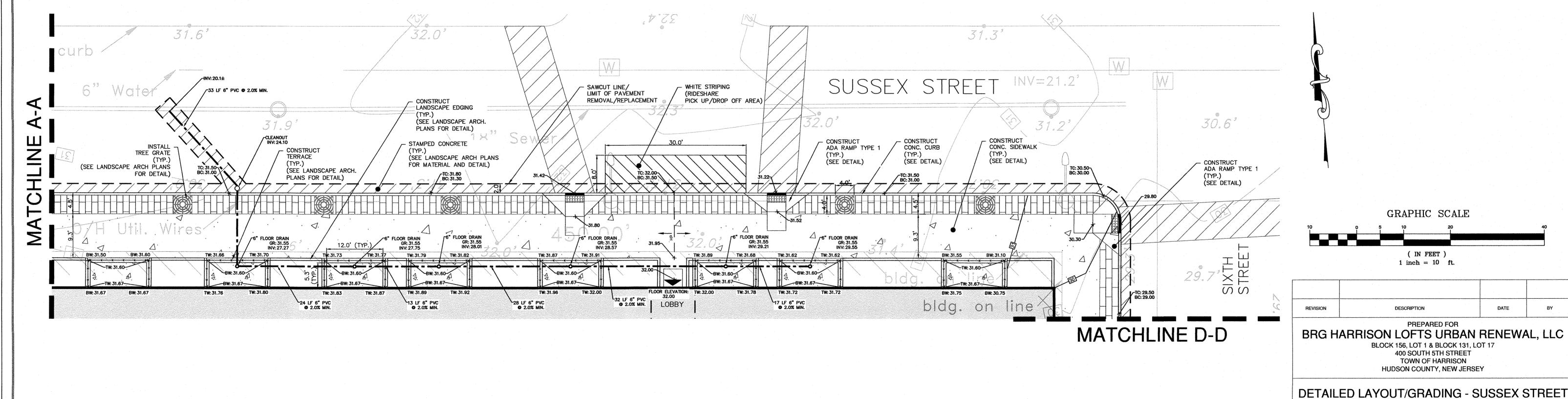
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Project No.: 21-173

Scale: AS SHOWN





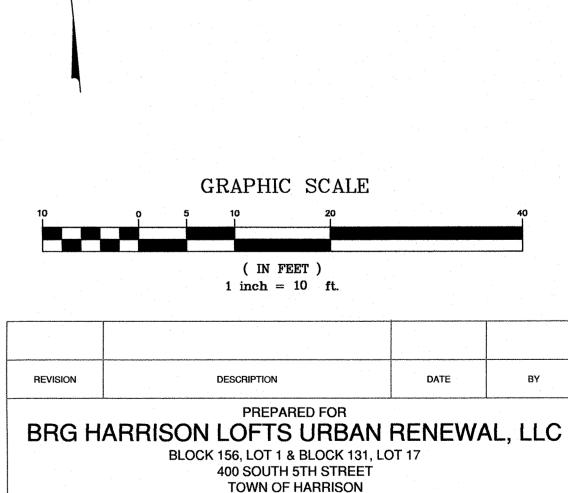


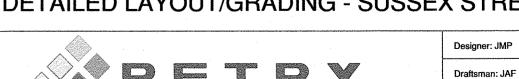
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REFERENCES:

- 1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "MAP OF SURVEY OF PROPOERTY LOCATED AT BLOCK 156, LOTS 1-36 AND BLOCK 131, LOTS 17-24, HARRISON, HUDSON COUNTY, NEW JERSEY" PREPARED BY JOSEPH T. CAULFIELD P.L.S. DATED 3/6/2012 AND REVISED 1/22/2015.
- 2. ARCHITECTURAL INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "PRELIMINARY AND FINAL SITE PLAN SUBMISSION FOR 400 SOUTH 5TH STREET, BLOCK 156 LOT 1 AND BLOCK 131 LOT 17, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY" PREPARED BY MINNO WASKO ARCHITECTS AND PLANNERS DATED 3/23/2022.
- 3. LANDSCAPE INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "LANDSCAPE PLANS FOR 400 SOUTH 5TH STREET, HARRISON, NEW JERSEY" PREPARED BY MELILLO BAUER CARMAN DATED 3/23/2022.



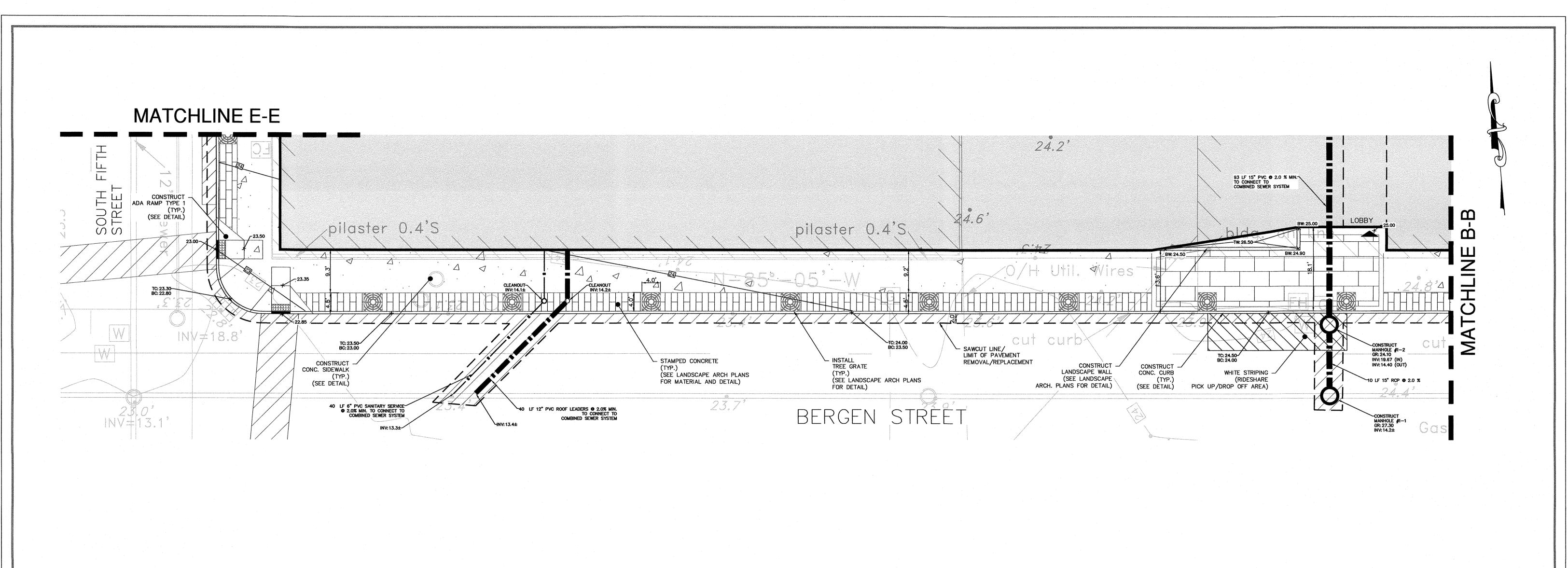


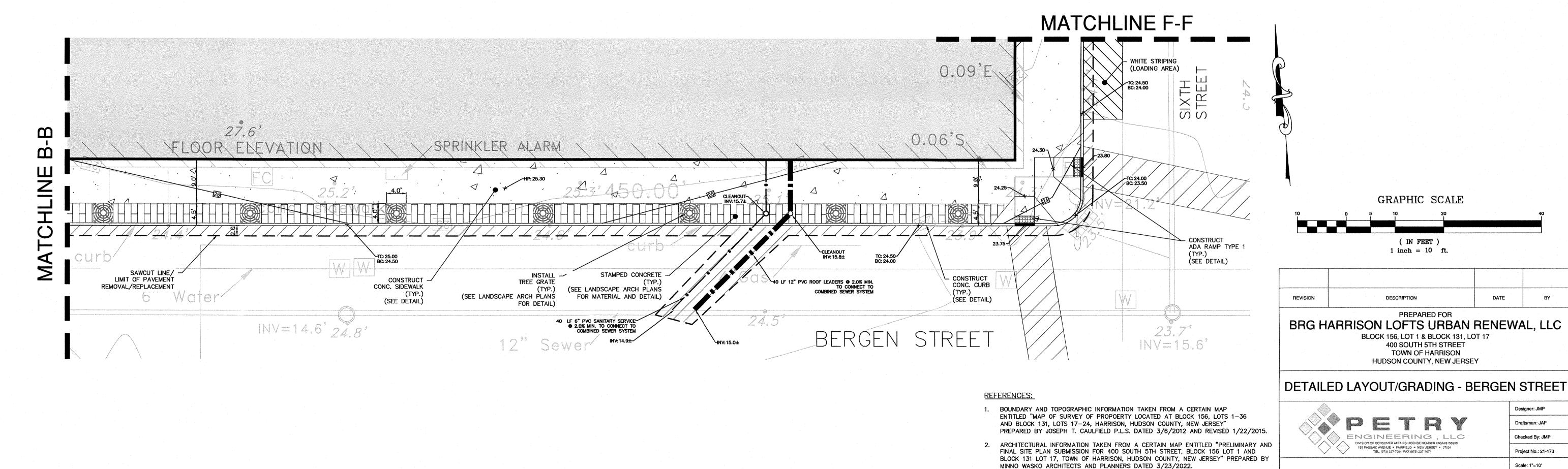


NJ PROFESSIONAL ENGINEER LIC. No. 36662

Project No.: 21-173 Scale: 1"=10' SP-3

Checked By: JMP





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DATE

Designer: JMP

Draftsman: JAF

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Project No.: 21-173

Scale: 1"=10'

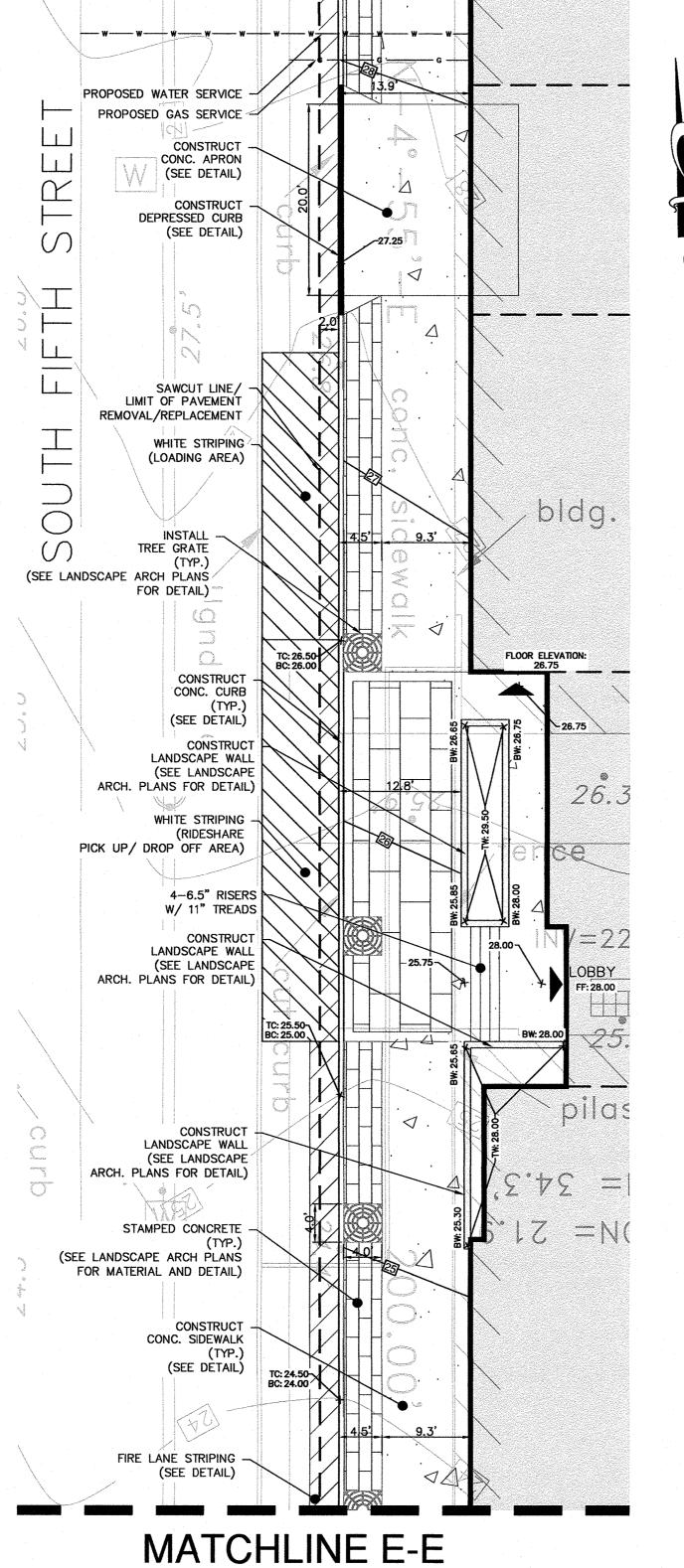
NJ PROFESSIONAL ENGINEER LIC. No. 36662

3. LANDSCAPE INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "LANDSCAPE PLANS

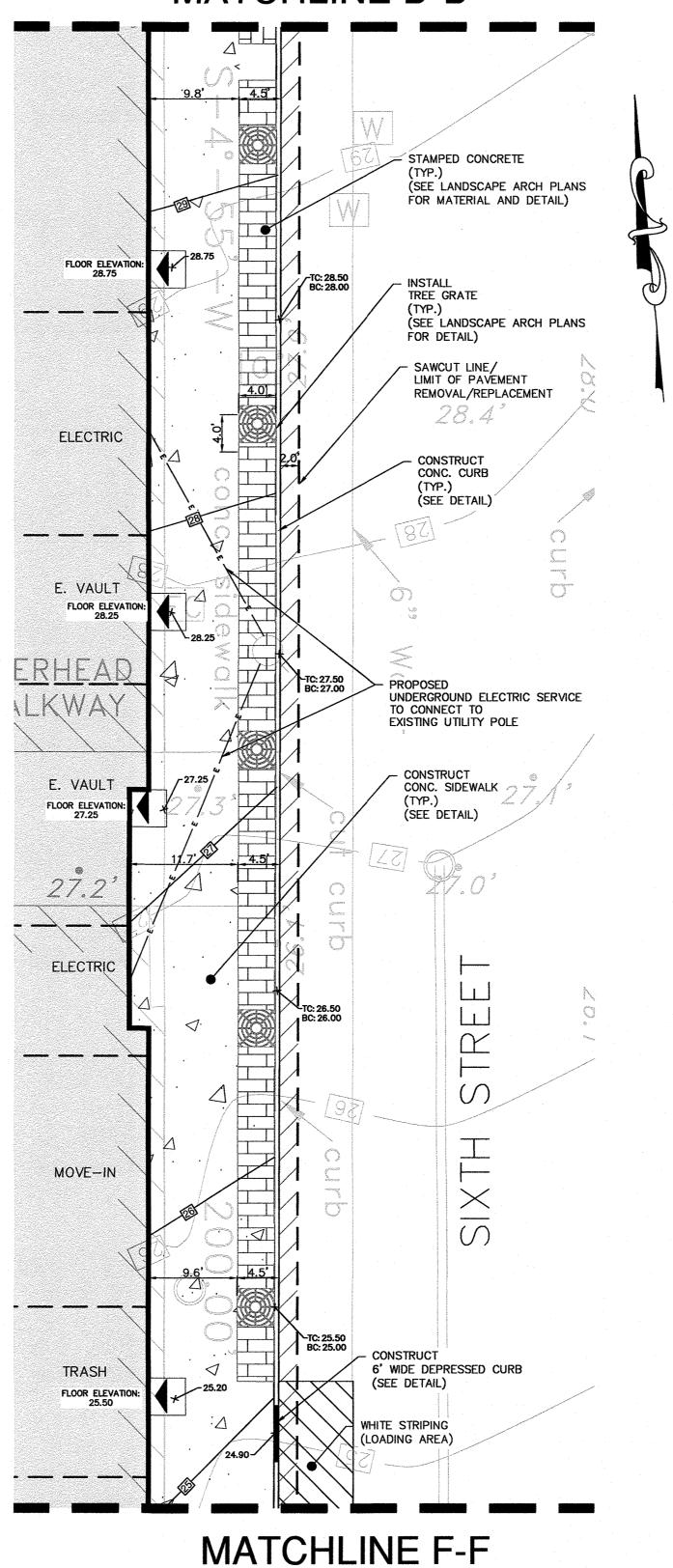
CARMAN DATED 3/23/2022.

FOR 400 SOUTH 5TH STREET, HARRISON, NEW JERSEY" PREPARED BY MELILLO BAUER

MATCHLINE C-C



MATCHLINE D-D



GRAPHIC SCALE 10 0 5 10 20 40 (IN FEET) 1 inch = 10 ft.

REVISION DESCRIPTION DATE BY

PREPARED FOR
BRG HARRISON LOFTS URBAN RENEWAL, LLC

BLOCK 156, LOT 1 & BLOCK 131, LOT 17
400 SOUTH 5TH STREET
TOWN OF HARRISON

DETAILED LAYOUT/GRADING - FIFTH AND SIXTH STREET

HUDSON COUNTY, NEW JERSEY



Designer: JMP

Draftsman: JAF

Checked By: JMP

Project No.: 21-173

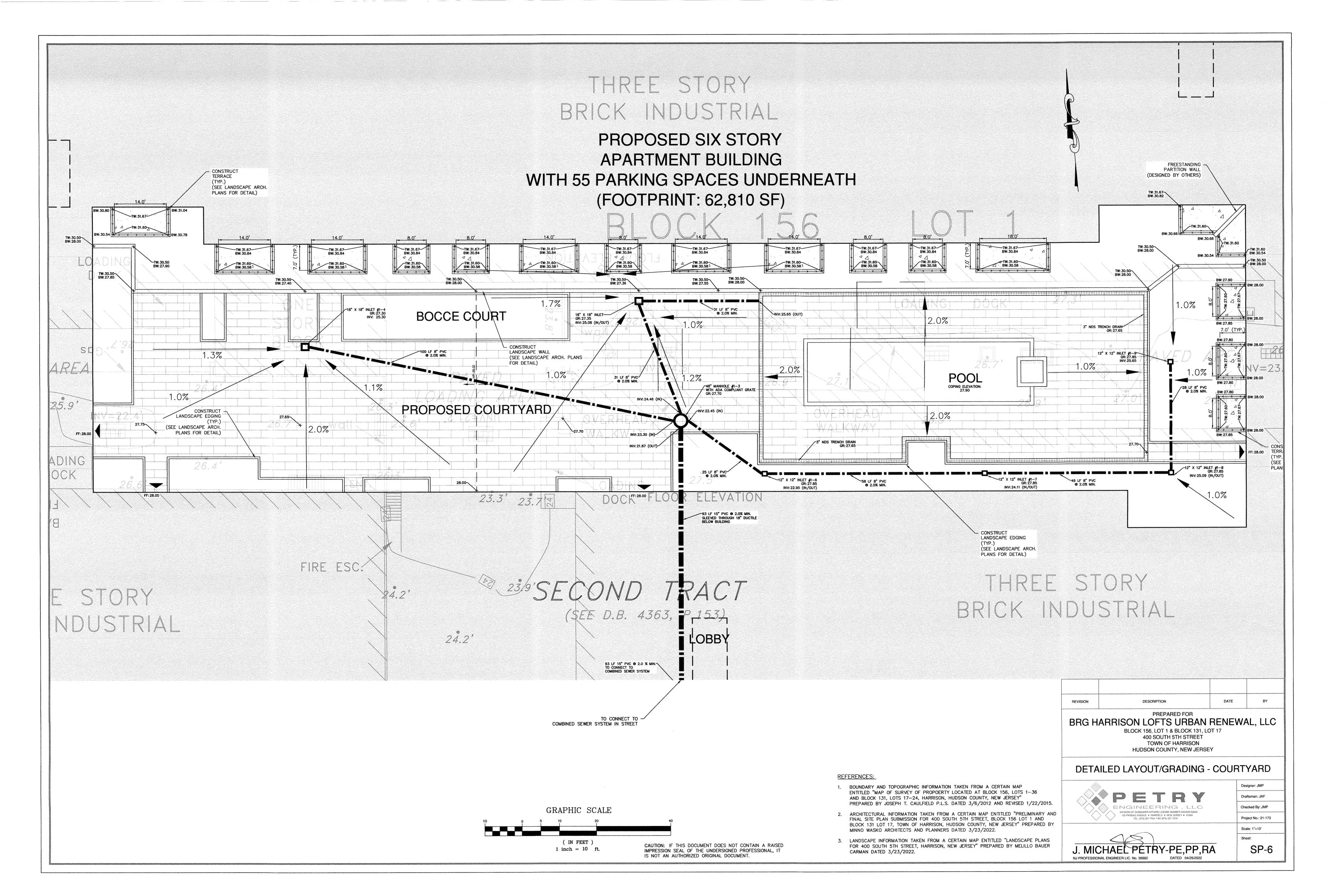
SP-5

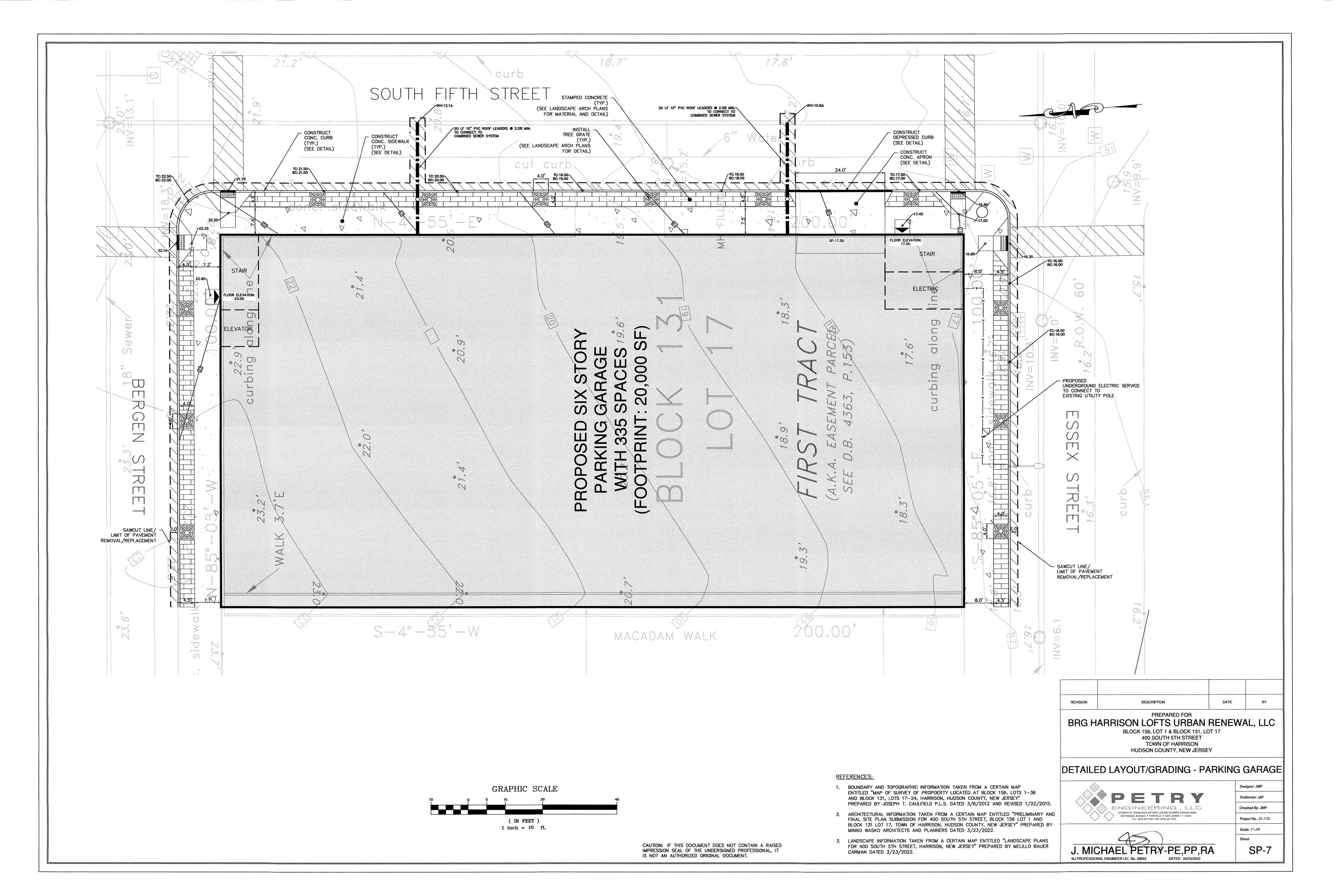
J. MICHAEL PETRY-PE,PP,RA

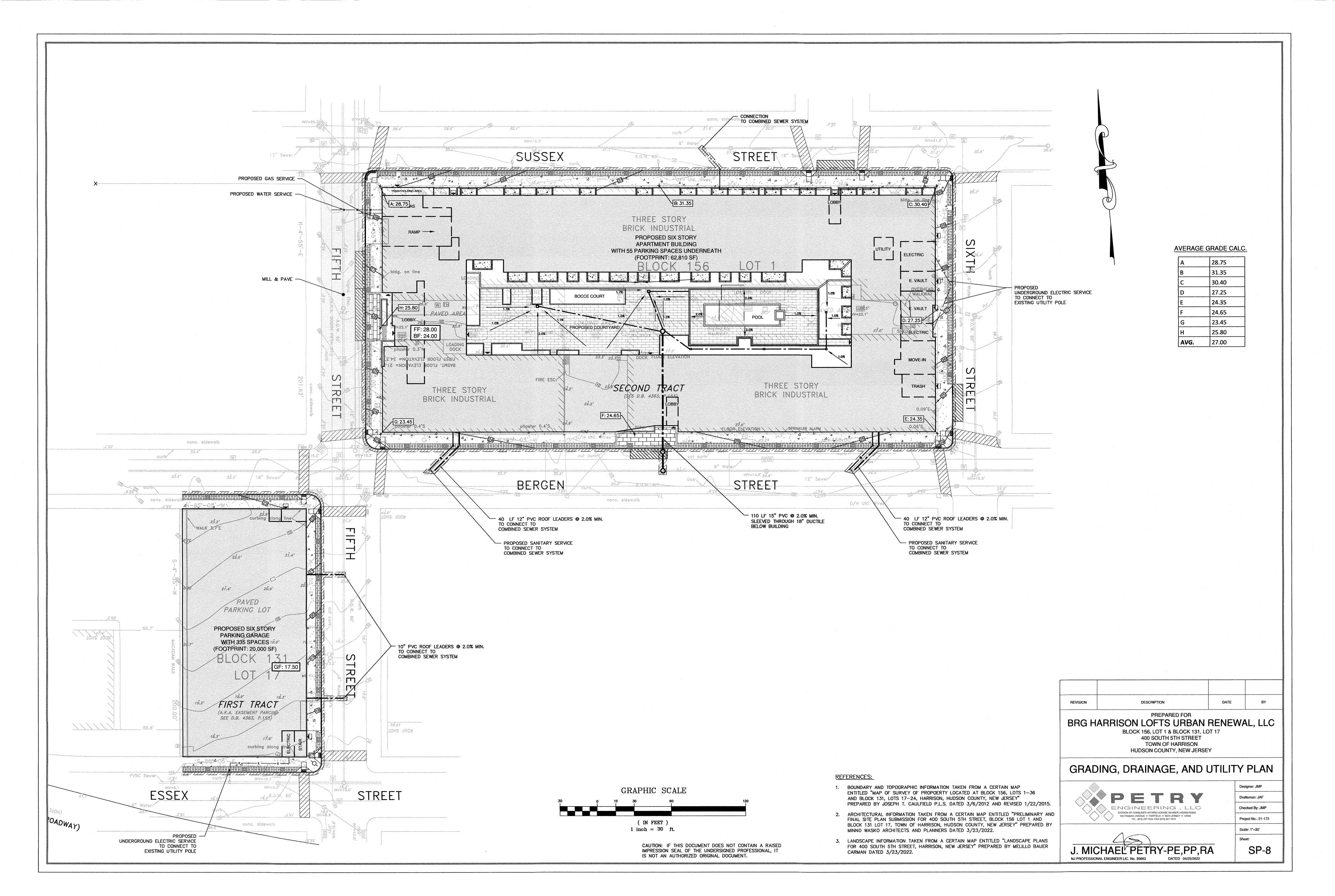
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED 04/25/2022

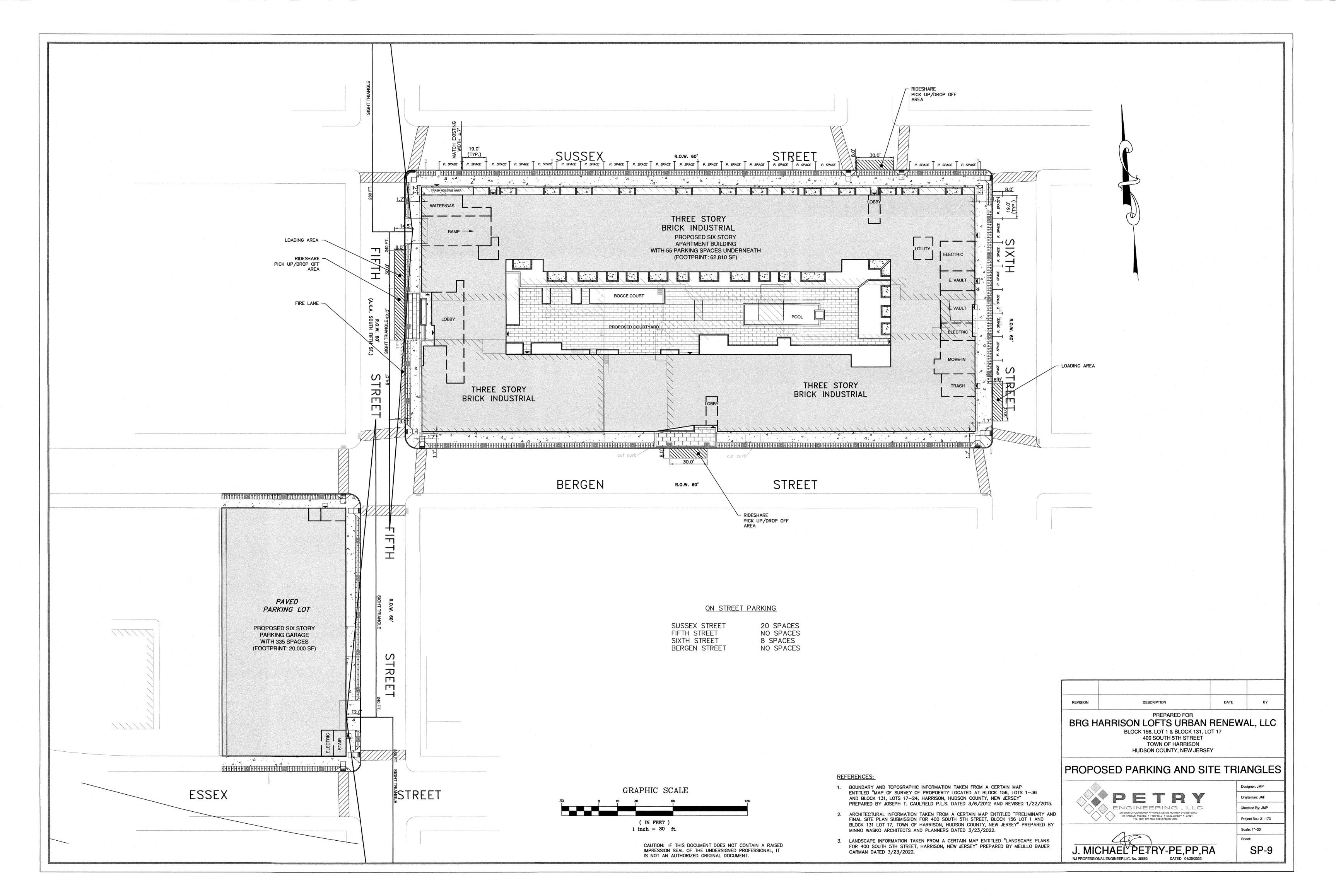
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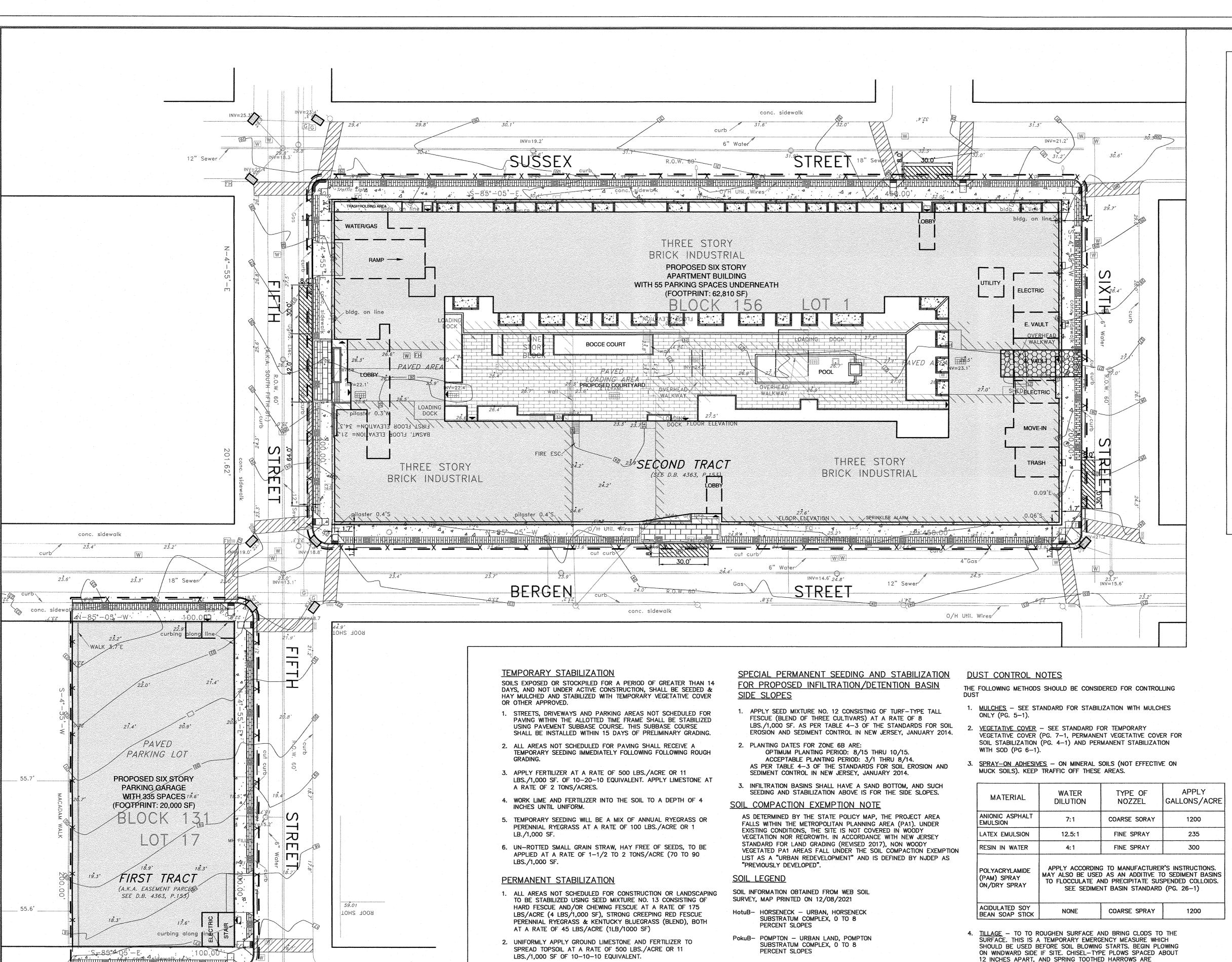
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- ARCHITECTURAL INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "PRELIMINARY AND FINAL SITE PLAN SUBMISSION FOR 400 SOUTH 5TH STREET, BLOCK 156 LOT 1 AND BLOCK 131 LOT 17, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY" PREPARED BY MINNO WASKO ARCHITECTS AND PLANNERS DATED 3/23/2022.
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3. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4

5. UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE

6. INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT

7. A DEPTH OF 5 INCHES OF TOPSOIL IS REQUIRED FOR ALL

THE SOIL COMPACTED. THE AREA MUST BE RE-TILLED AND

SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90

4. REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.

INCHES UNTIL UNIFORM.

LBS/1,000 SF.

INV=8.0

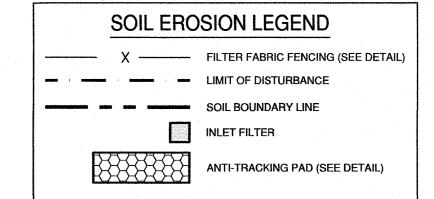
conc. sidewalk

SOIL EROSION AND SEDIMENT CONTROL NOTES (To be included on the signed erosion control plan sheet)

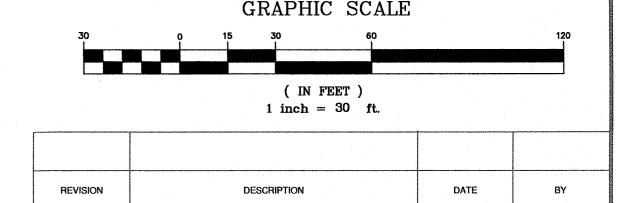
- 1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- 2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restabilization is established.
- 3. <u>Seeding Dates:</u> The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: <u>Spring 3/1-5/15</u> and <u>Fall 8/15-10/1</u>
- 4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
- 5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become
- 6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil
- 7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- 8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax (862) 333-4507 OR email INFORMATION@HEPSCD.ORG
- 9. The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- 10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- 11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
- 12. All plan revisions must be submitted to the District for proper review and approval.
- 13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½-1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- 14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
- 15. The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

http://hepsoilnj.org HEPSCD251SESCNOTES 7THEDREV2017

Conservation District.



TOTAL AREA OF DISTURBANCE: 82,990 SQ.FT. OR 1.905± AC.



BRG HARRISON LOFTS URBAN RENEWAL, LLC
BLOCK 156 LOT 1

400 SOUTH 5TH STREET
CITY OF HARRISON
HUDSON COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL PLAN



Designer: JMP

Draftsman: JAF

Checked By: JMP

Project No.: 21-173

Scale: 1"=30'

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED

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EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED

FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIALS

CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE

IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO

PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND

SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE

5. SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP

7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY

GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH

GENERAL NOTES:

- 1. ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH NJDOT SPECIFICATIONS (LATEST EDITION) UNLESS OTHER WISE NOTED.
- 2.THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.
- 4.THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.
- 5. THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.
- 6. THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE. EXPRESS OR IMPLIED. TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 8. THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER, AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.
- 9. THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 10. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 12. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE (TOWN) POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.
- 13. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.
- 15. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)
- 16. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.
- 17. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
- 18. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWN OF HARRISON) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.
- 19. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL.

DEMO NOTES:

- 1. DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.
- 2.EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING. AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- 3.ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE. INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.
- 4. WALLS, BEAMS, COLUMNS, FLOOR, SLABS, PAVEMENTS, RAMPS, FOOTINGS, AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE MATERIAL OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP-SEATED CONCRETE OR MASONRY STRUCTURES WHICH SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.
- 5. FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.
- 6.CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

UTILITY NOTES:

- 1. EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
- 2.THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AWWA STANDARDS.
- 3.PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE
- 4.ALL FITTINGS ARE TO BE MECHANICAL JOINT WITH RETAINER GLANDS. HOWEVER, SOME FITTINGS SHALL REQUIRE THE INSTALLATION OF THRUST BLOCKS AS SHOWN IN THE DRAWINGS. PROVIDE CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DETAILS OR AS NOTED THE DRAWINGS. OR AS REQUIRED BY SPECIFIC SOIL CONDITIONS ENCOUNTERED. TYPICAL THRUST BLOCK REACTION DETAILS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. WHERE GALVANIZED RODS ARE TO BE USED FOR ANCHORINGS FITTINGS OR VALVES, THE COST OF SUCH MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON FITTINGS AND GATE VALVES.
- 5.NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.
- 6.THE CONTRACTOR SHALL INSTALL TEMPORARY AIR RELEASE TAPS. AND SAMPLING TAPS WITH COPPER SAMPLING PIPE FOR TESTING AND DISINFECTION AS NEEDED OR AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SAMPLING PIPE AND CLOSE OFF THE TAP AT THE MAIN AFTER COMPLETION OF ALL TESTING AND WHEN APPROVED BY THE ENGINEER. THE FURNISHING INSTALLATION, AND REMOVAL OF TAPS AND PIPE SHALL BE INCLUDED IN UNIT PRICE BID FOR TESTING AND DISINFECTION.
- 7.THE GENERAL LOCATION OF FIRE HYDRANTS AND CURB BOXES ARE SHOWN ON THE DRAWINGS. HYDRANTS AND CURB BOXES SHALL BE LOCATED IN THE FIELD BY THE WATER DEPARTMENT PRIOR TO CONSTRUCTING THE WATER MAIN, DUE TO FUTURE ROAD RECONSTRUCTION WHICH SHALL RESULT IN THE RELOCATION OF EXISTING CURB AND CHANGES IN THE GRADE. THE WATER DEPARTMENT SHALL PROVIDE THE FINISHED GRADE ELEVATION FOR SETTING THE HYDRANT AND VALVE BOX.
- 8.ANY EXISTING FIRE HYDRANTS TO BE REMOVED SHALL BE DELIVERED TO THE WATER DEPARTMENT YARD.
- 9. THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS: THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.
- 10. CONSTRUCTION AND TRANSFER OF SERVICES SHALL ONLY BE PERFORMED AFTER THE MAIN HAS BEEN TESTED AND DISINFECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THIS INCLUDES THE INSTALLATION OF SERVICE CORPORATIONS.
- 11. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.
- 12. THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS. THE PIPE SHALL BE DUCTILE IRON, CEMENT LINED WITH RESTRAINED PUSH-ON JOINTS UNLESS OTHERWISE INDICATED. PIPE CLASSIFICATION FOR THE WATER MAINS SHALL BE CLASS 52. ALL FITTINGS SHALL BE DUCTILE IRON CEMENTS-LINED WITH MECHANICAL JOINTS, WITH RETAINER GLANDS CLASS 350 UNLESS OTHERWISE INDICATED ON DRAWINGS OR REQUIRED BY THE ENGINEER. ALL PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCLOSED.
- 13. THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 14. WHERE EXISTING MAINS ARE TO BE ABANDONED IN PLACE, ALL OPENINGS FROM CUT PORTIONS SHALL BE COMPLETELY SEALED WITH NON-SHRINK QUICK-SETTING CEMENT, AS APPROVED BY THE ENGINEER. DO NOT BACKFILL UNTIL THE CEMENT IS CURED.
- 15. INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 17. WORK PERFORMED ON COUNTY ROADS SHALL BE LIMITED TO THE HOURS OF 9:00 A.M. TO 4:00 P.M. UNLESS OTHERWISE PERMITTED BY THE COUNTY.
- 18. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.

REVISION DESCRIPTION PREPARED FOR

BRG HARRISON LOFTS URBAN RENEWAL, LLC BLOCK 156 LOT 1, BLOCK 131 LOT 17 400 SOUTH 5TH STREET TOWN OF HARRISON

GENERAL NOTES

HUDSON COUNTY, NEW JERSEY



NJ PROFESSIONAL ENGINEER LIC. No. 36662

SP-11

Designer: JMP

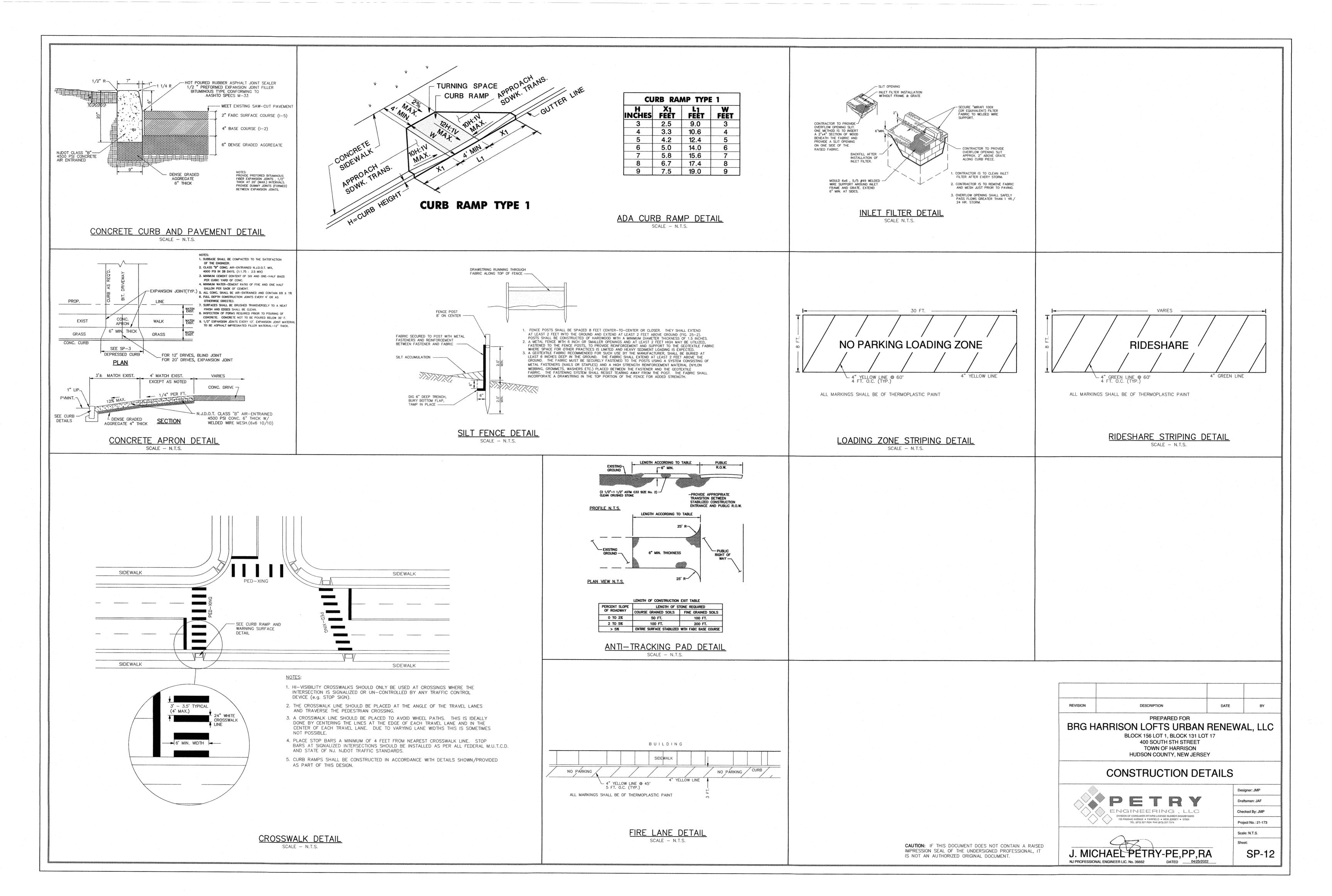
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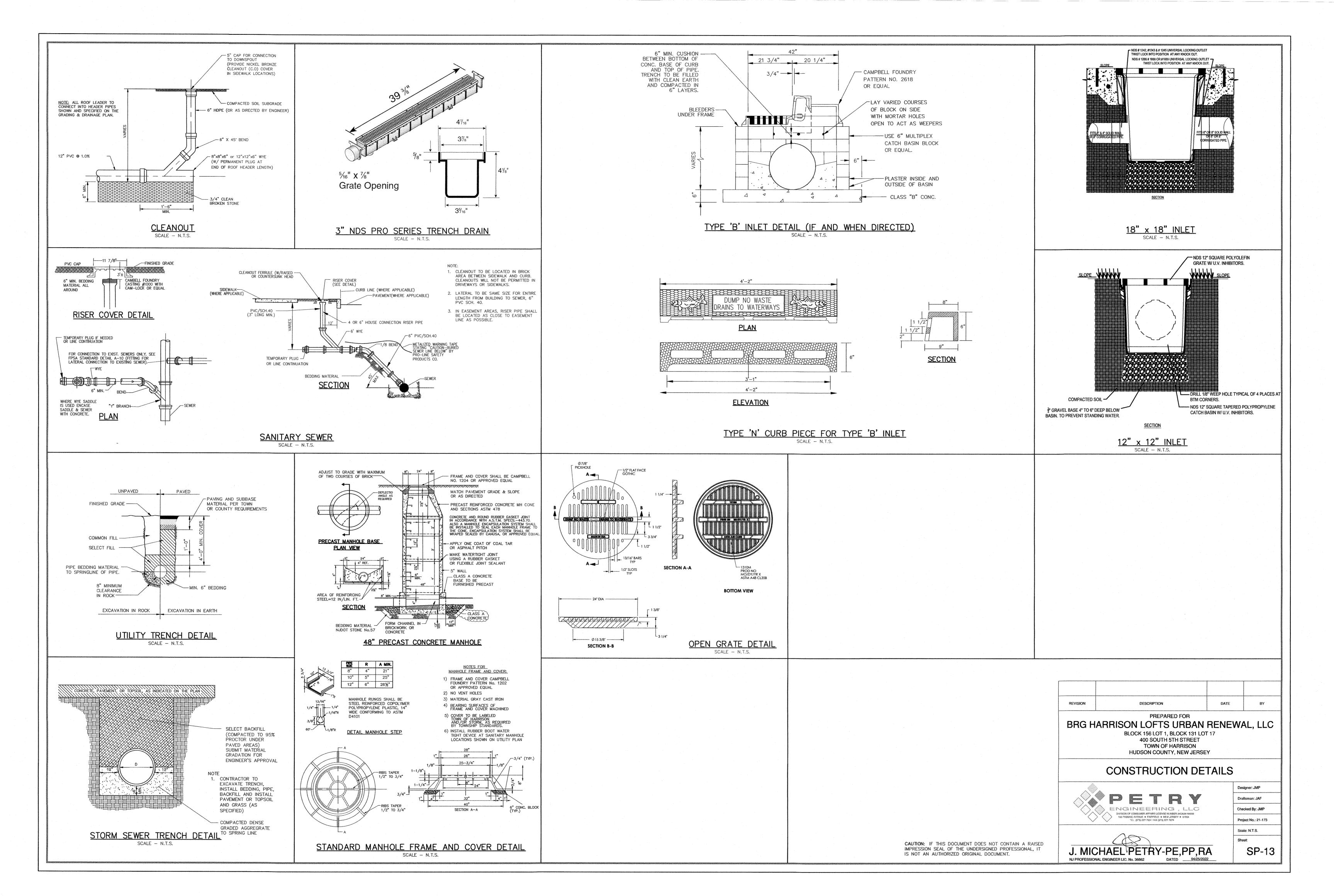
Checked By: JMP

Project No.: 21-173

Scale: N.T.S.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.





400 SOUTH 5TH STREET

HARRISON, NEW JERSEY

LANDSCAPE PLANS

OWNER / DEVELOPER

BRG HARRISON LOFTS URBAN RENEWAL, LLC C/O ALBANESE ORGANIZATION, INC.
1001 FRANKLIN AVENUE SUITE 304
GARDEN CITY, NEW YORK 11530

LANDSCAPE ARCHITECT

MELILLO | BAUER | CARMAN LANDSCAPE ARCHITECTURE 200 UNION AVENUE BRIELLE, NEW JERSEY 08730 PHONE (732) 528.0664

ARCHITECT

MINNO WASKO ARCHITECTS AND PLANNERS 2 GATEWAY CENTER - SUITE 1700 NEWARK, NEW JERSEY 07102 PHONE (973) 735.6695

CIVIL ENGINEER

PETRY ENGINEERING, LLC 155 PASSAIC AVENUE, SUITE 350 FAIRFIELD, NEW JERSEY 07004 PHONE (973) 227.7004

04/25/2022 - SUBMISSION SET

	(PROJECT #22-101)		
DRAWING LIST			
	COVER SHEET	DATE	
L-1	Overall Landscape Plan	04.25.22	SUBMISSION
L-2	Overall Lighting Plan	04.25.22	SUBMISSION
L-3	Landscape Plan - Groundlevel	04.25.22	SUBMISSION
L-4	Landscape Plan - Rooftop	04.25.22	SUBMISSION
L-5	Landscape Plan - Garage Groundlevel	04.25.22	SUBMISSION
L-6	Landscape Plans - Garage Rooftop	04.25.22	SUBMISSION
L-7	Planting Details & Notes	04.25.22	SUBMISSION
L-8	Site Details	04.25.22	SUBMISSION
L-9	Perspective Views	04.25.22	SUBMISSION

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

2. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

3. ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.

5. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: MINNO WASKO ARCHITECTS AND PLANNERS, 2 GATEWAY CENTER - SUITE 1700 NEWARK, NEW JERSEY 07102 PHONE: (973) 735.6695

6. ALL CIVIL ENGINEERING INFORMATION PROVIDED BY: PETRY ENGINEERING, LLC, 155 PASSAIC AVENUE, SUITE 350 FAIRFIELD, NEW JERSEY 07004 PHONE: (973) 227.7004

7. ALL PLANTED AREAS SHALL BE IRRIGATED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.

9. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVES.

10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) GROWING SEASONS.



Overall Landscape Plan

400 South 5th Street Harrison, New Jersey

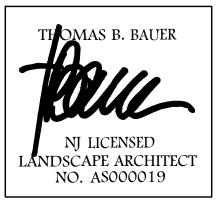


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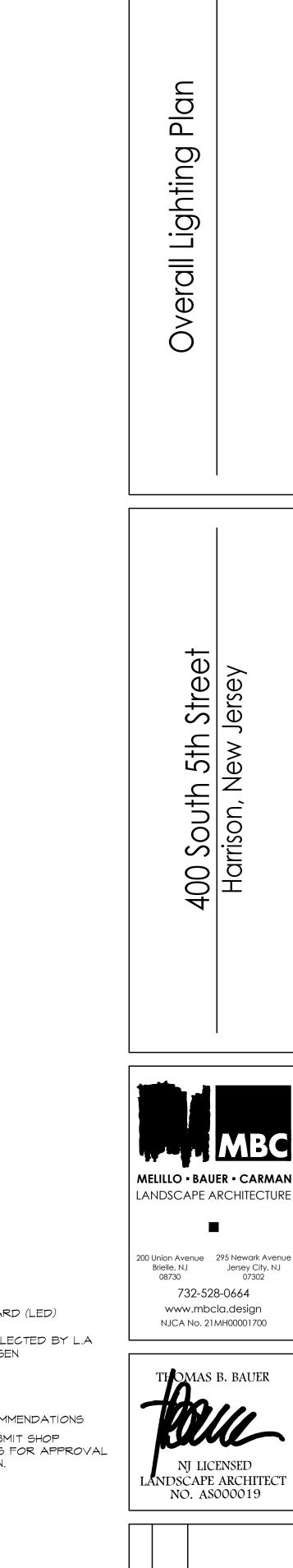
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o. **L-1**



Street Jersey

400 South 5th 9 Harrison, New Je

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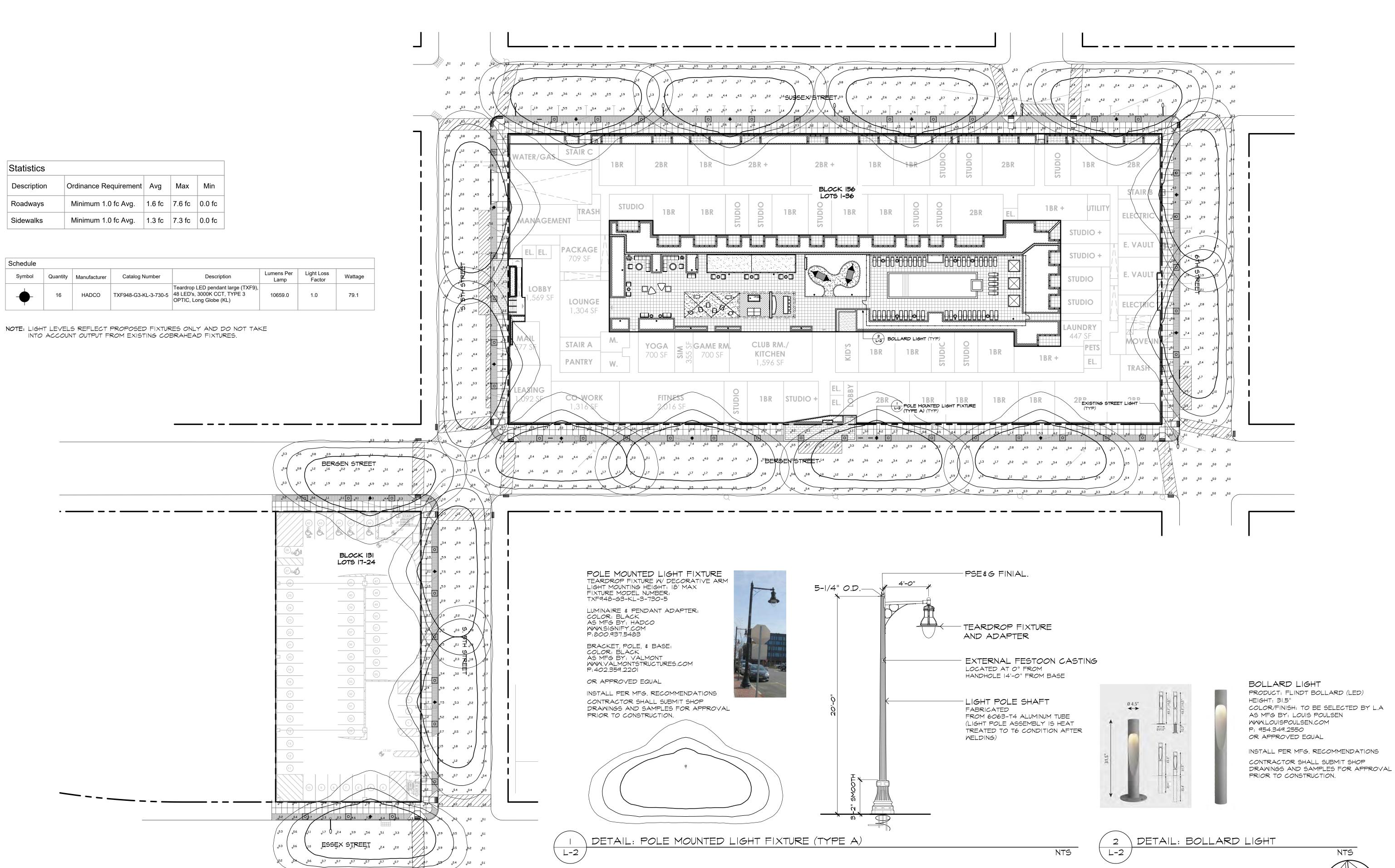
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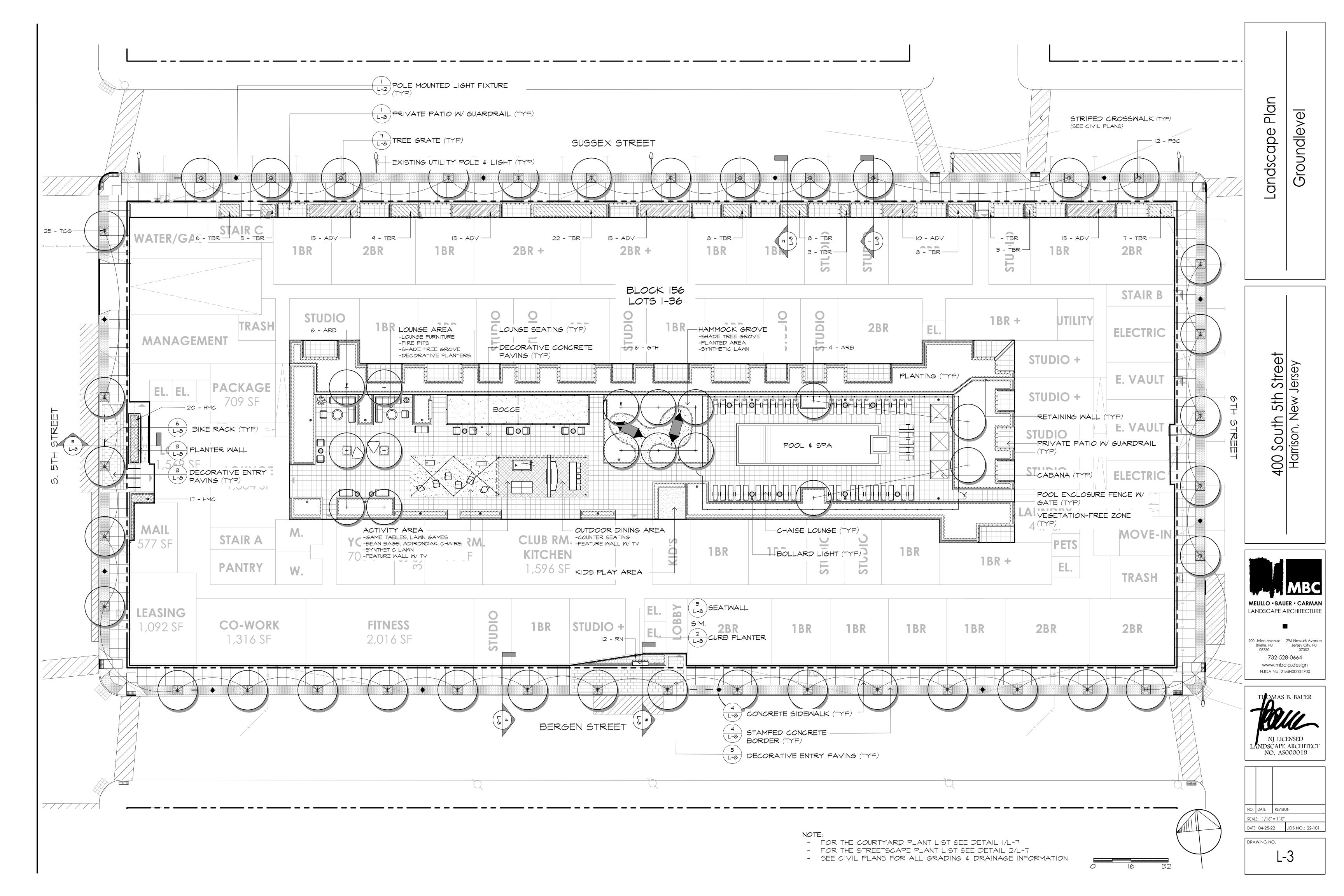
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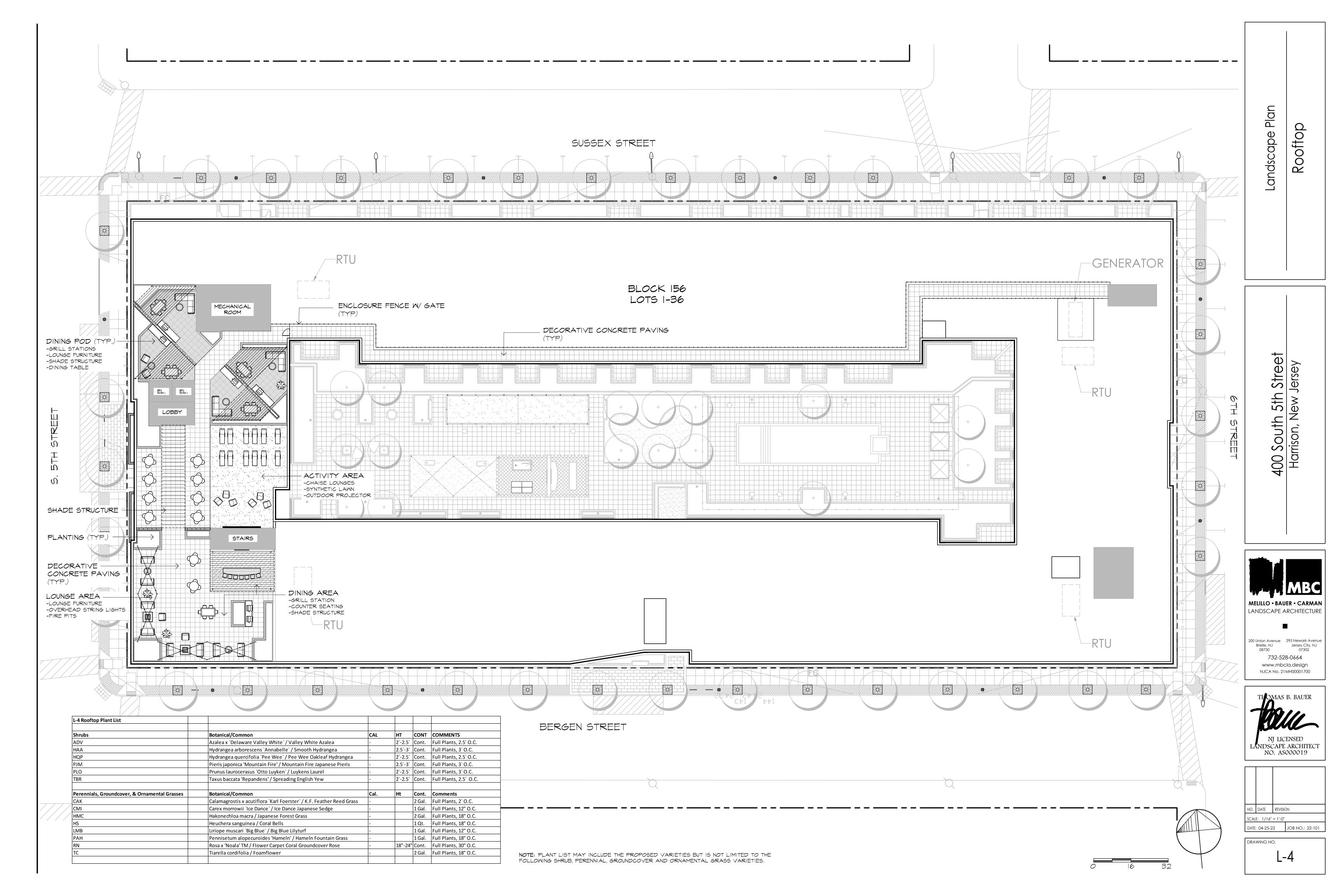
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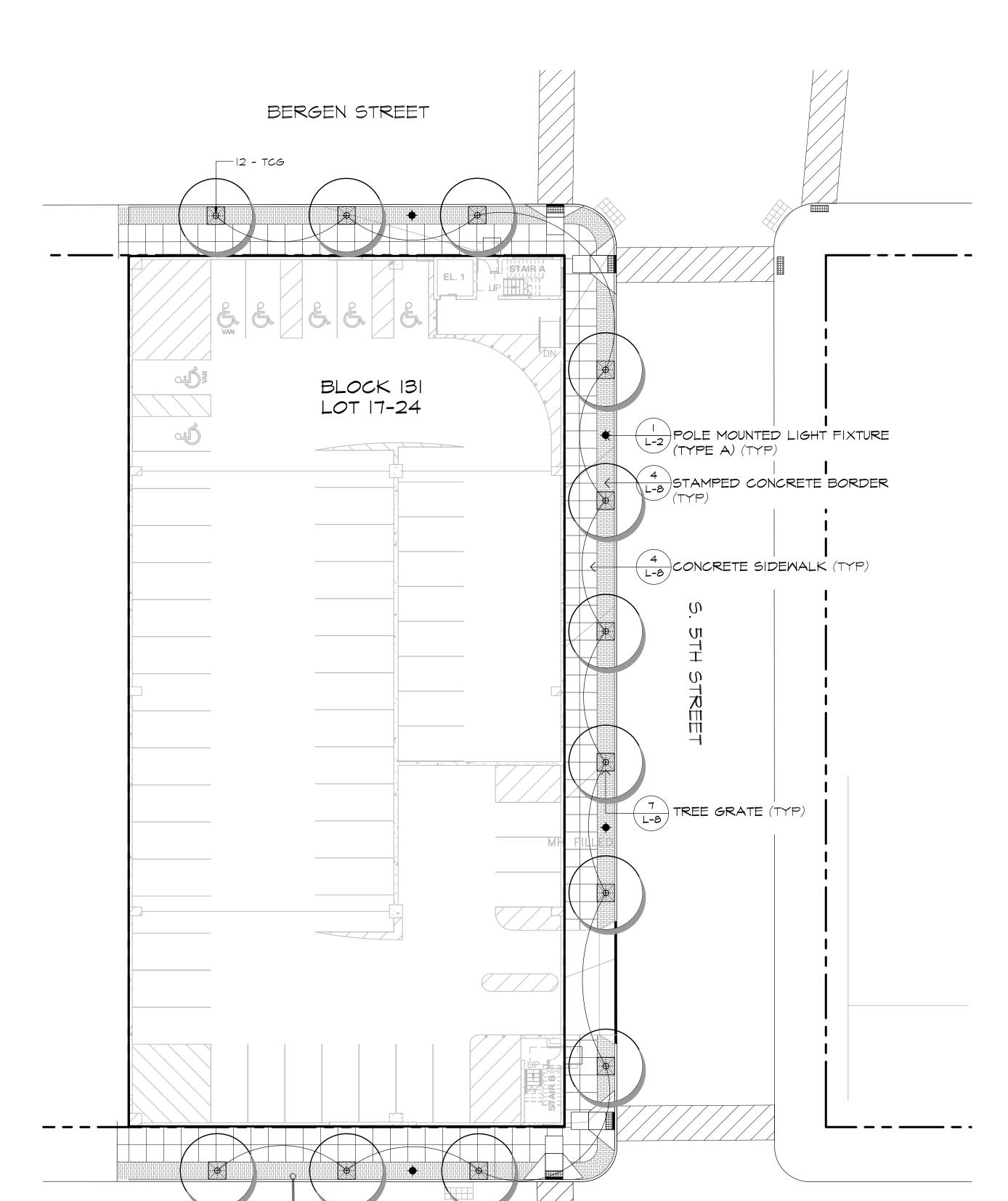
CALE: 1" = 30'

DRAWING NO.









L-5 Streetscape Plant List						
Shade Trees	Quantity	Botanical/Common	Cal	Ht.	Cont	Comments
TCG	12	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	3"-3.5" cal.	14`-16`	B&B	Full Specimens, headed to 7`

ESSEX STREET

Landscape Plan Garage Groundlevel

> 400 South 5th Street Harrison, New Jersey

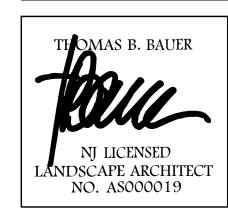


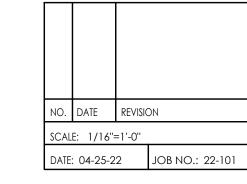
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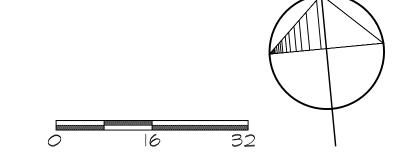
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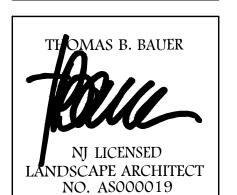


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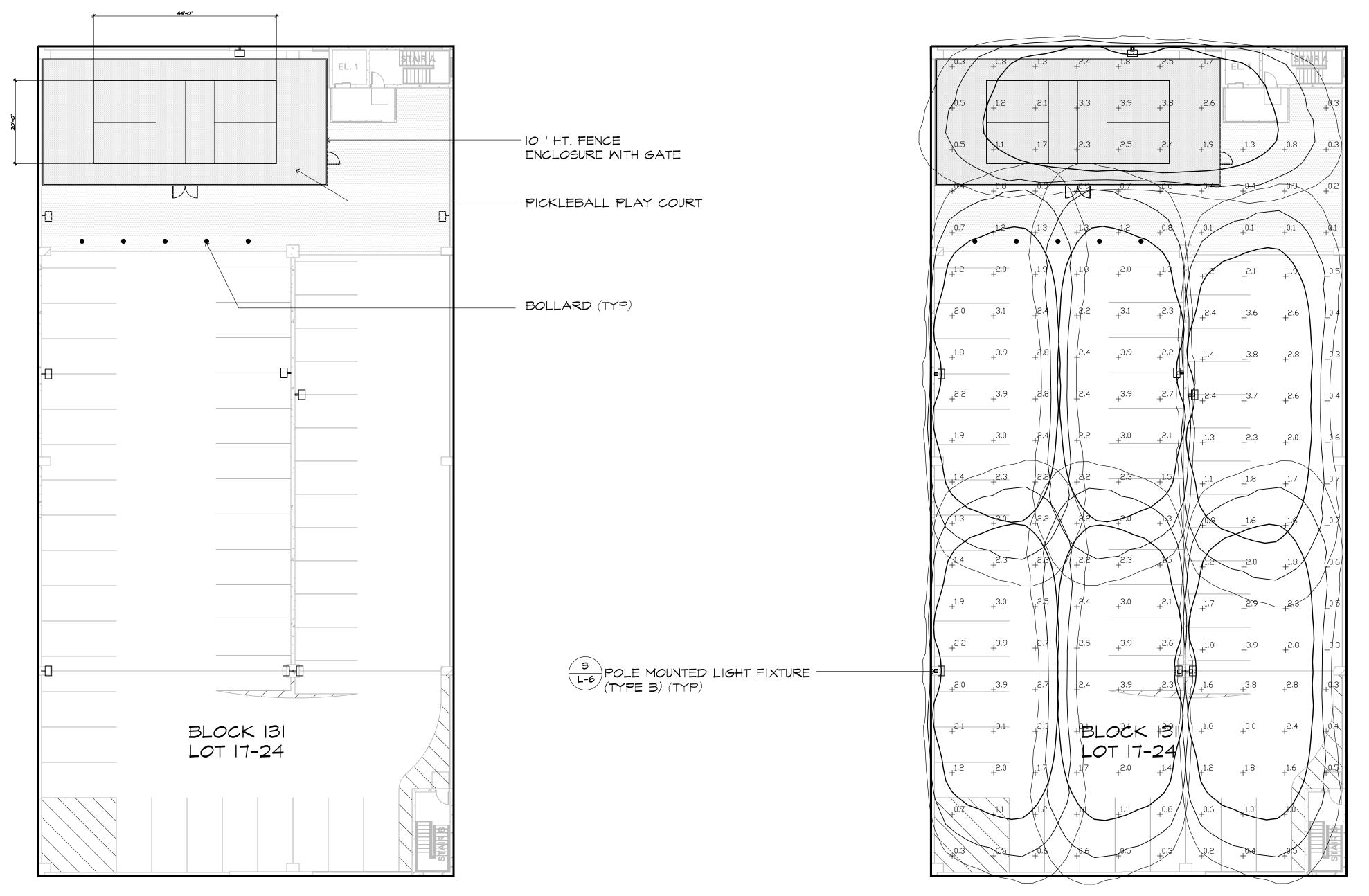
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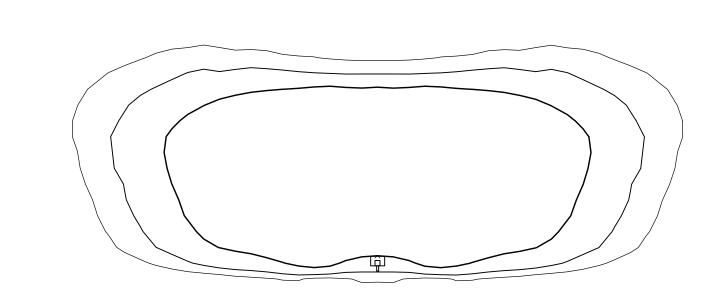
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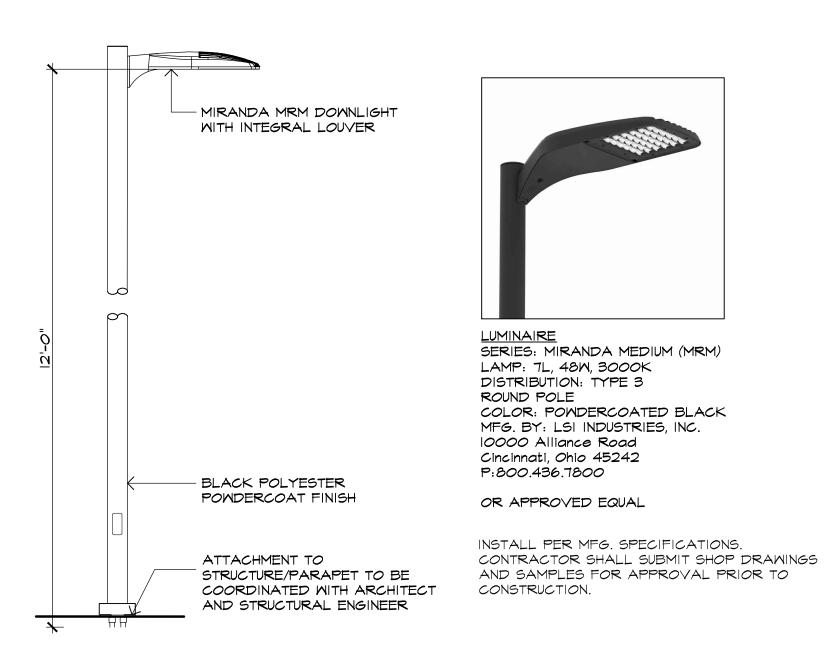
L-6

NO. DATE RESCALE: AS SHOVE DATE: 04-25-22

DRAWING NO.







Statistics						
Description	Ordinance Requirement	Avg	Max	Min		
Parking Areas	Minimum 1.0 fc Avg.	1.8 fc	3.9 fc	0.1 fc		

NOTE: BASED ON LIGHTING REQUIREMENT FOR PARKING AREAS

FOUND IN ORDINANCE SECTION 17-90.6 F.I

Fixture Sche	hedule								
Symbol	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage		
	7	LSI INDUSTRIES, INC.	MRM-LED-07L-SIL-3-30-70CRI-IL	Medium fixture with Integral Louver, 7 LED's, 3000K CCT, TYPE 3 OPTIC, Long Globe (KL)	5261.0	1.0	48.0		

DETAIL: POLE MOUNTED LIGHT FIXTURE (TYPE B)

2 PLAN - GARAGE ROOFTOP LIGHTING

PLAN - GARAGE ROOFTOP LAYOUT AND MATERIALS

\ L-6

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-6)

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00 Union Avenue 295 Newark Avenue

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NJCA No. 21MH00001700

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Jersey City, NJ

NO.	DATE	REVISION					
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ATE: 04-25-22 JOB NO.: 22-10

DRAWING NO.

L-3 Courtyard Plant List Quantity Botanical/Common **Shade Trees** | Cont | Comments ARB 10 Acer rubrum 'Bowhall' / Bowhall Columnar Red Maple |3"-3.5" cal. |14'-16' |B&B | Full Specimens, headed to 6' GTH 6 | Gleditsia triacanthos inermis `Halka` / Halka Thornless Honey Locust | 3"-3.5" cal. | 14`-16` | B&B | Full Specimens, headed to 7` HT CONT COMMENTS **Botanical/Common Shrubs** ADV 2`-2.5` | Cont. | Full Plants, 2.5` O.C. Azalea x `Delaware Valley White` / Valley White Azalea HAA 2.5`-3` Cont. Full Plants, 3` O.C. Hydrangea arborescens `Annabelle` / Smooth Hydrangea HQP 2`-2.5` | Cont. | Full Plants, 2.5` O.C. Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea Pieris japonica 'Mountain Fire' / Mountain Fire Japanese Pieris 2.5`-3` |Cont. |Full Plants, 3` O.C. 2`-2.5` | Cont. | Full Plants, 3` O.C. Prunus laurocerasus `Otto Luyken` / Luykens Laurel 2`-2.5` | Cont. | Full Plants, 2.5` O.C. Taxus baccata 'Repandens' / Spreading English Yew Perennials, Groundcover, & Ornamental Grasses **Botanical/Common** Cont. Comments Calamagrostis x acutiflora `Karl Foerster` / K.F. Feather Reed Grass 2 Gal. | Full Plants, 2`O.C. CMI 1 Gal. | Full Plants, 12" O.C. Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge 2 Gal. Full Plants, 18" O.C. **HMC** Hakonechloa macra / Japanese Forest Grass Heuchera sanguinea / Coral Bells 1 Qt. Full Plants, 18" O.C. 1 Gal. Full Plants, 12" O.C. Liriope muscari 'Big Blue' / Big Blue Lilyturf Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass 1 Gal. | Full Plants, 18" O.C. Rosa x 'Noala' TM / Flower Carpet Coral Groundcover Rose 18"-24" Cont. | Full Plants, 30" O.C. 2 Gal. | Full Plants, 18" O.C.

DETAIL: L-3 COURTYARD PLANT LIST

L-3 Streetscape Plant List Shade Trees Quantity Botanical/Common 3"-3.5" cal. | 14`-16` | B&B | Full Specimens, headed to 7` 25 | Tilia cordata `Greenspire` / Greenspire Littleleaf Linden **Ornamental Trees** Quantity Botanical/Common |Cont | Comments 12 Prunus sargentii 'Columnaris' / Columnar Sargent Cherry 3"-3.5" cal. 14`-16` B&B | Full, Heavy Specimens CONT COMMENTS Shrubs Quantity Botanical/Common ADV 2`-2.5` | Cont. | Full Plants, 2.5` O.C. 70 Azalea x `Delaware Valley White` / Valley White Azalea 80 Taxus baccata 'Repandens' / Spreading English Yew 2`-2.5` | Cont. | Full Plants, 2.5` O.C. Perennials, Groundcover, & Ornamental Grasses | Quantity | Botanical / Common Cont. | Comments 2 Gal. | Full Plants, 18" O.C. 37 Hakonechloa macra / Japanese Forest Grass 12 Rosa x 'Noala' TM / Flower Carpet Coral Groundcover Rose 18"-24" Cont. | Full Plants, 30" O.C.

Tiarella cordifolia / Foamflower

DETAIL: L-3 STREETSCAPE PLANT LIST レーブ

> NOTE: PLANT LIST MAY INCLUDE THE PROPOSED VARIETIES BUT IS NOT LIMITED TO THE NOTED SHRUB, PERENNIAL, GROUNDCOVER AND ORNAMENTAL GRASS VARIETIES.

PLANT NOTES:

THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS. A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE. B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO

DAMAGE FROM SHIPMENT OR HANDLING. C. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.

WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE. A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.

B. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.

C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS. 3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.

C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS. D. UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND

THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT. 4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL

INSTRUCTIONS NOTED WITHIN THE PLANT LIST. 5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.

6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 .1-2004 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE

7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES,

SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD. 11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT

OF SEVEN FEET. 12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE

13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL

CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.

15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

AUG. 15-DEC. 15 EVERGREEN TREES OCT. 15-DEC. 15 DECIDUOUS TREES MAR. 1-MAY 15 ALL PLANTS

FALL DIGGING HAZARD BETULA VARIETIES CARPINUS VARIETIES CELTIS VARIETIES CERCIDIPHYLLUM VARIETIES CRATAEGUS VARIETIES FAGUS VARIETIES HALESIA VARIETIES ILEX OPACA VARIETIES ALL TREEFORM EVERGREEN ILEX VARIETIES LIQUIDAMBAR VARIETIES

LIRIODENDRON TULIPIFERA MALUS-IN LEAF NYSSA SYLVATICA OSTRYA VARIETIES PRUNUS-ALL STONE FRUITS PYRUS VARIETIES QUERCUS-ALL OAKS EXCEPT Q. PALUSTRIS SALIX-WEEPING VARIETIES TILLA TOMENTOSA VARIAETIES ZELKOVA VARIETIES

DETAIL: GROUNDCOVER PLANTING PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL SHRUB SHAPE. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) ½ OF THE ROOT BALL. BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF SOIL & TOPSOIL AMENDMENTS.

- 3" SHREDDED HARDWOOD BARK MULCH COVERING ENTIRE PLANTING BED.

AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST

TO ELIMINATE AIR POCKETS.

UNDISTURBED SUBGRADE

- BACKFILL MIXTURE, SHALL BE A THOROUGHLY

MIXED BLEND OF TOPSOIL & SOIL AMENDMENTS.

BACKFILL SHALL BE WATERED WHILE PLANTING

THE TRUNK FLARE OF EACH SHRUB SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE ROOT BALL TO EXPOSE THE TRUNK FLARE. TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE THE TOP OF THE ROOT

3" SHREDDED HARDWOOD BARK MULCH, UNIFORMLY SPREAD. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE SHRUB.

3" SAUCER RIM

TAMP SOIL AROUND ROOT BALL BASE FIRMLY TO PREVENT THE ROOT BALL FROM SHIFTING

DETAIL: SHRUB PLANTING

AMENDMENTS SHALL BE ADDED AS

PLACE ROOT BALL ON UNEXCAVATED

BACKFILL.

OR TAMPED SOIL.

RECOMMENDED BY A CERTIFIED SOIL TEST.

AIR POCKETS SHALL REMOVED FROM THE

SEE PLAN

ARBORTIE STEEL EYE STAKES INSTALL PER MFG. SPECIFICATIONS INSTALL AND TIE PER MFG. SPECIFICATIONS TREE BALL NOTES: WHEN PLANTING ON SLOPES, PLACE SINGLE STAKE DOWNHILL, AND TWO STAKES UPHILL.

30" ARBORTIE STEEL EYE STAKE

INSTALL PER MFG. SPECIFICATIONS

SECTION

· CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.

· CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. All PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.

MADE ON HEAVIEST BRANCHES OF PLANT. NOTES

PRUNE DAMAGED AND CONFLICTING

OF THE CROWN..

ARBOR TIE

FINISH GRADE

3" SAUCER RIM

THE BACKFILL.

OR TAMPED SOIL.

UNDISTURBED GRADE

BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR

LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE

REMOVE ALL ROPE FROM TRUNK AND TOP

ROOT BALL TO EXPOSE THE TRUNK FLARE.

3" SHREDDED HARDWOOD BARK MULCH,

CONTACT WITH THE TRUNK OF THE TREE

BACKFILL MIXTURE, SHALL BE A

UNIFORMLY SPREAD. MULCH SHALL NOT BE IN

THOROUGHLY MIXED BLEND OF TOPSOIL &

SOIL AMENDMENTS. AMENDMENTS SHALL BE

SOIL TEST. AIR POCKETS SHALL REMOVED FROM

ADDED AS RECOMMENDED BY A CERTIFIED

TAMP SOIL AROUND ROOT BALL BASE FIRMLY

TO PREVENT THE ROOT BALL FROM SHIFTING.

PLACE ROOT BALL ON UNEXCAVATED

GUYS ON MULTI-STEM TREES TO BE

INTEGRITY OF THE ROOT BALL.

OF BALL. REMOVE BURLAP FROM THE TOP (HALF) 1/2

OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE

ROOT BALL OR AS MUCH AS POSSIBLE TO PRESERVE THE

WIRE BASKET SHALL BE REMOVED FROM THE TOP HALF OF THE

THE TRUNK FLARE OF EACH TREE SHALL BE VISIBLE AT THE TOP

THE CONTRACTOR SHALL CAREFULLY EXCAVATE THE TOP OF THE

TREES WHOSE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.

OF THE ROOT BALL. IF NURSERY GRADE IS ABOVE THE FLARE

DO NOT COVER THE THE TOP OF THE ROOT BALL WITH SOIL.

· ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.

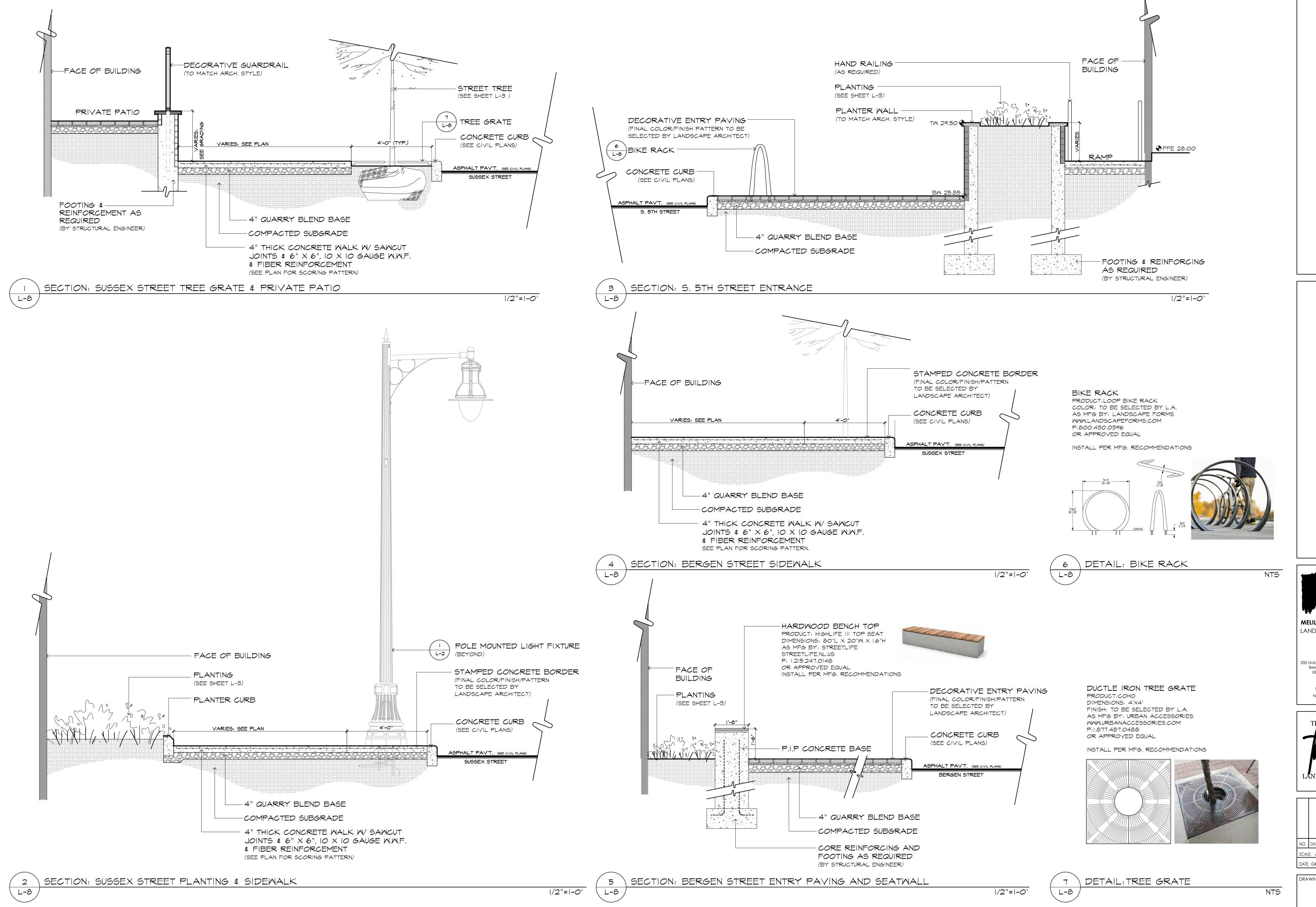
DETAIL: DECIDUOUS TREE PLANTING

DISTANCE APPROXIMATELY

PLAN

EQUAL TO HEIGHT OF ATTACHMENT.

NTS

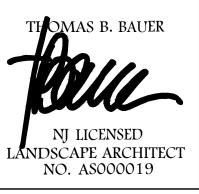


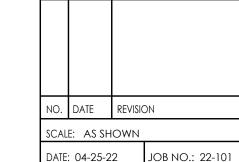
 $\overline{\overline{\Box}}$ Φ

> Street Jersey 5th lew South 400

MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE

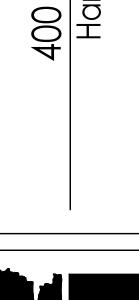
> 08730 732-528-0664 www.mbcla.design NJCA No. 21MH00001700





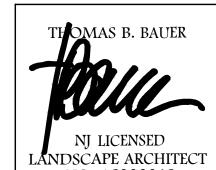
DRAWING NO.

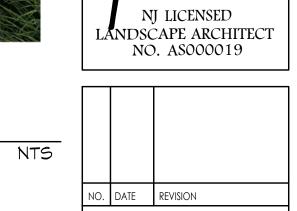
L-8



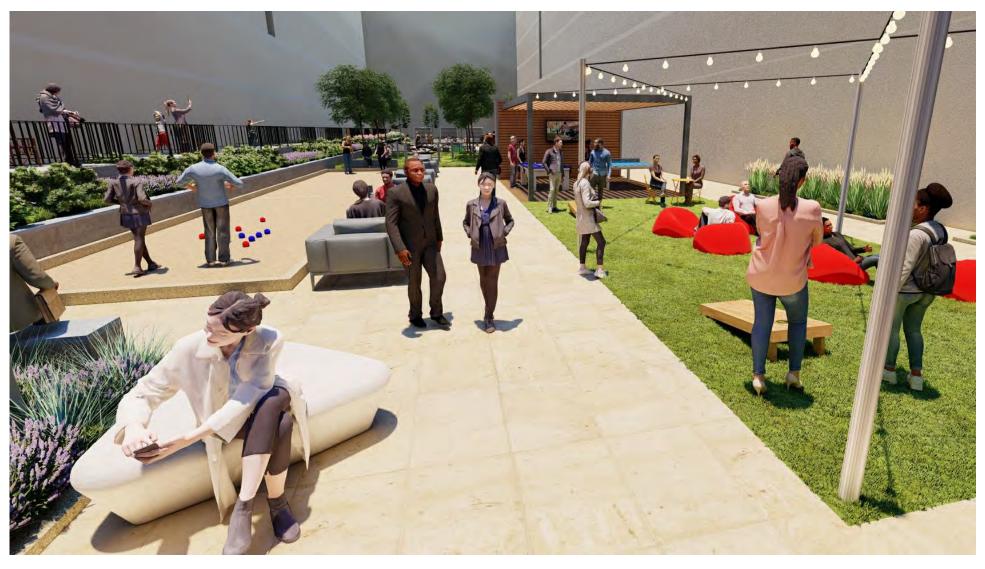


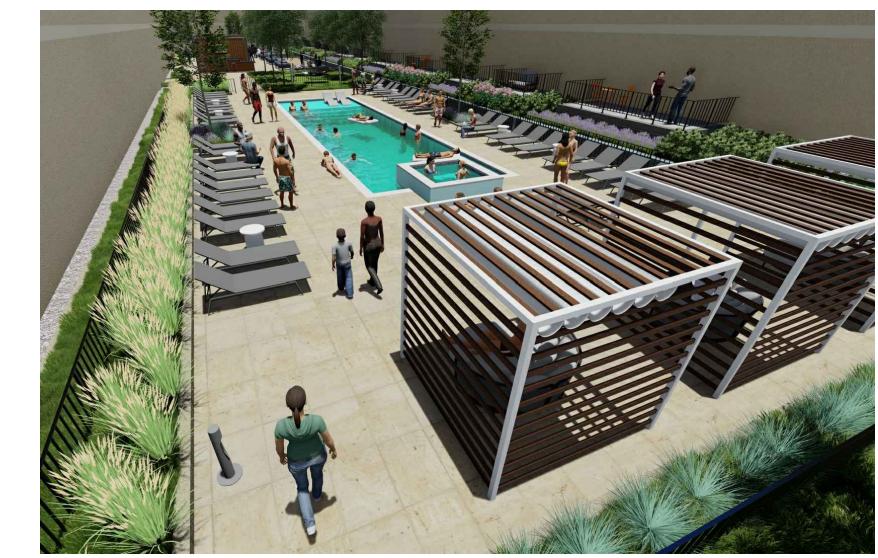
200 Union Avenue 295 Newark Avenue Brielle, NJ Jersey City, NJ 08730 07302 732-528-0664 www.mbcla.design NJCA No. 21MH00001700





DATE: 04-25-22 JOB NO.: 22-101 DRAWING NO. L-9





DETAIL: COURTYARD AMENITY AREA

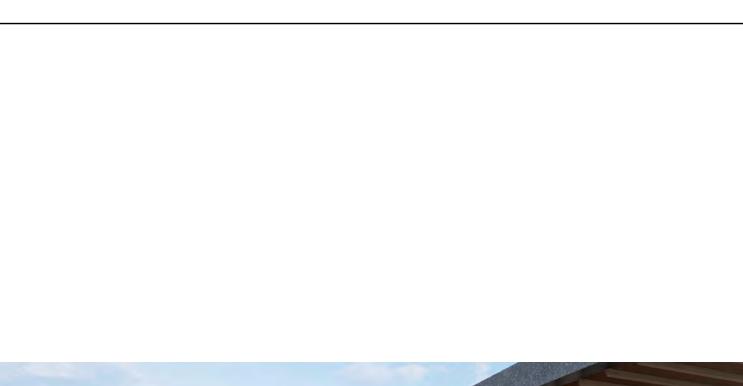






2 DETAIL: ROOFTOP AMENITY AREA

NOTE: PERSPECTIVE IMAGES ARE FOR GRAPHIC REPRESENTATION ONLY.



Appendix C Geophysical Survey

